

Casa Colven Inc

Community Board SLA License Questionnaire

Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

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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 Wednesday 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: 02/27/2025

Is location currently licensed? ☒ Yes ☐ No Type of license: OP Full Liquor

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant (Permanently Closed)

Corporation and trade name of current license: TCICT8289 Inc d/b/a Cloud Vietnamese Restaurant

APPLICANT:

Premise address: 79 Clinton Street, New York, NY 10002

Cross streets: Delancey and Rivington Streets

Name of applicant and all principals: Adriana Torres

Trade name (DBA): Casa Colven

PREMISE:

Type of building and number of floors: Mixed Use: 6 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 Less than 75 people

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): R7-A and C1-5

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 to Saturday: 11am-11pm

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? 8 Total number of indoor seats? 32

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

One stand-up bar with 6 bar seats/Ground Floor/Square-Rectangular Shaped/14'5" x 6'2"

(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 _____

See attached

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

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

How many employees will there be? 3

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?) One

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: _____

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? _____

Applicant will host private events such as birthday/weddings approximately 2/month. There will be no cover charge for these events.

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.") _____

The proposed method of operation is low impact with no anticipation of crowds.

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 proposed premises will have background music only and will train staff to ensure that noise levels

Is sound proofing installed? ☐ Yes ☒ No _____ is in compliance with all local laws and regulations.

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: Cuzco Peru BBQ Chicken Inc/Cuzco Peru Restaurant Inc

Address: 138-13 Queens Blvd/98-102 Queens Blvd Community Board # Queens CB 8

Dates of operation: 02/24/2012-10/29/2024 and 9/2017-1/2023

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.

Cuzco Peru Restaurant Inc: 09/16/2020 \$1,000 Fine

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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 15

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)
Latin American Cuisine 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 11am-11pm; Tue 11am-11pm; Wed 11am-11pm;
Thu 11am-11pm; Fri 11am-11pm; Sat 11am-11pm;
Sun 11am-11pm. (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 _____
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 7pm.
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: Adriana Torres

Phone Number: 917-502-0336

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 **79 Clinton St, New York, New York, 10002**

Geocode **Latitude: 40.71904**
longitude: -73.98521

Report Generated On **2/24/2025**

8 Closest Liquor Stores

Name	Address	Distance
EAST VILLAGE WINE & LIQUORS INC License ID: 0100-23-126409 Legacy Serial No.: 1281322	80-82 CLINTON ST NEW YORK, New York 10002	99 ft
TURTLE DOVE LLC License ID: 0091-22-100761 Legacy Serial No.: 1271455	28 30 CLINTON ST STORE B NEW YORK, New York 10002	544 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	732 ft
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002	839 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	971 ft
RAGING SKILLET LLC, THE License ID: 0101-24-111545 Legacy Serial No.: 6019705	335 E Houston St New York, New York 10002	1,022 ft
LOON CHUN INCORPORATED License ID: 0100-21-114841 Legacy Serial No.: 1023505	45 PITT STREET NEW YORK, New York 10002	1,048 ft
VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	1,132 ft

Schools within 500 feet

Name	Address	Distance
PS 142 AMALIA CASTRO	100 ATTORNEY ST NEW YORK, NY 10002	337 ft
MANHATTAN CHARTER SCHOOL	100 ATTORNEY ST NEW YORK, NY 10002	337 ft

Churches within 500 feet	
Name	Distance
New Life Of Nyc	172 ft
St Mary's Church	401 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
67 Prince Inc Application ID: NA-0340-25-102568	67 Clinton St New York, NY 10002.0	145 ft
Stylus NYC Inc Application ID: NA-0349-24-131655	48 Clinton St New York, New York 10002.0	297 ft
LASCONTENTAS II INC Application ID: NA-0340-24-132084	106 Norfolk St Storefront 2 New York, NY 10002.0	503 ft
LASCONTENTAS I INC Application ID: NA-0340-24-131943	102 Norfolk St Storefront A New York, New York 10002.0	522 ft
DOUBLE SUMMON LLC Application ID: NA-0340-24-115842	107 NORFOLK ST NEW YORK, New York 10002.0	555 ft

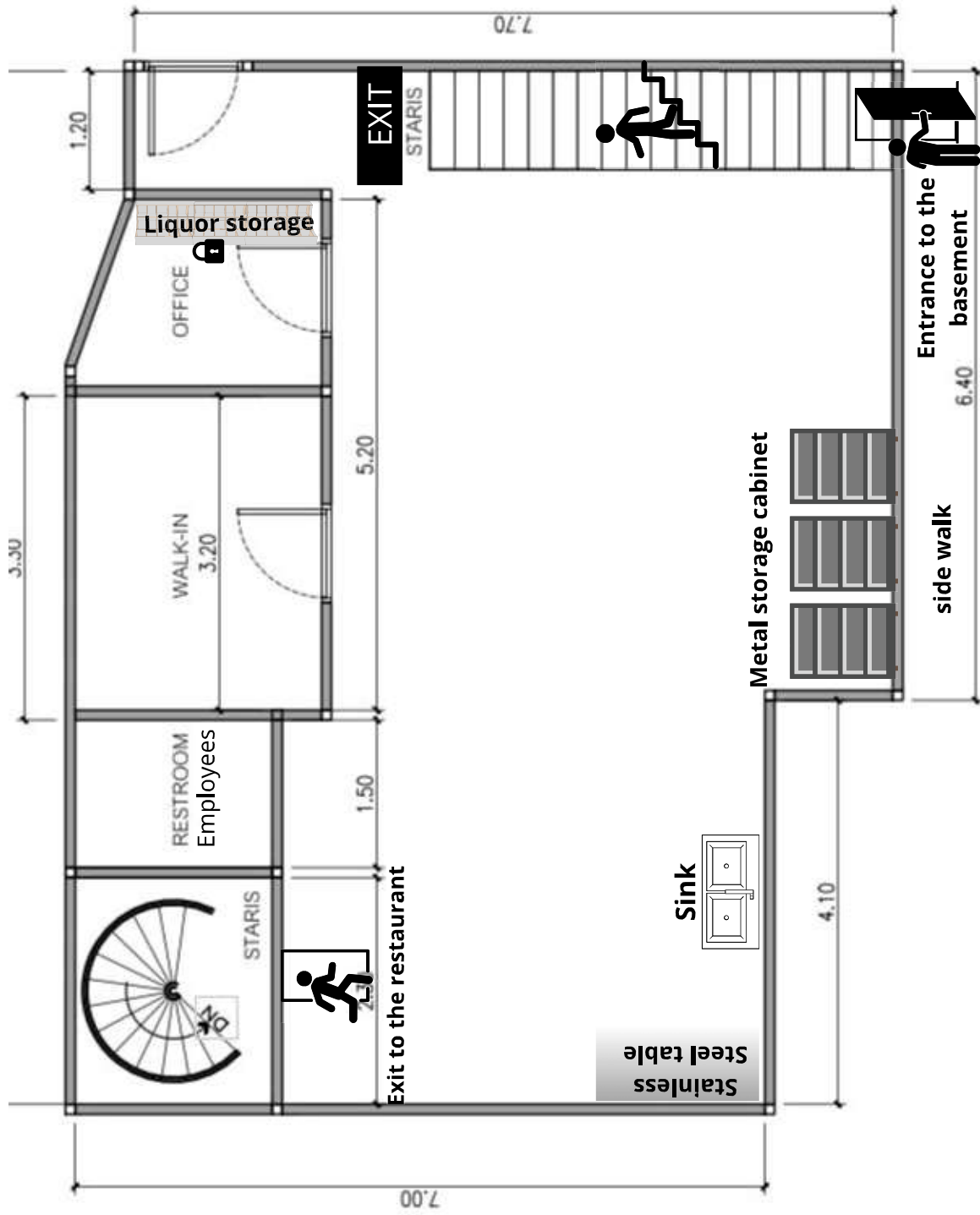
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
TCICT8289 INC License ID: 0340-24-123768 Legacy Serial No.: 6032235	79 Clinton Street New York, NY 10002	0 ft
GREY CRESCENT LLC License ID: 0340-21-117951 Legacy Serial No.: 1271941	76 CLINTON ST NEW YORK, New York 10002	33 ft
KLAI KUNGWAN LLC License ID: 0340-22-114448 Legacy Serial No.: 1320056	71 CLINTON ST NEW YORK, NY 10002	89 ft
68 CLINTON RESTAURANT ASSOCIATES LLC License ID: 0340-23-138151 Legacy Serial No.: 1270078	68 CLINTON ST NEW YORK, New York 10002	105 ft
BLACK ROSE HOSPITALITY GROUP LLC License ID: 0370-24-100195 Legacy Serial No.: 6008104	67 CLINTON ST NEW YORK, NY 10002	145 ft
TOKYO SUSHI 168 INC License ID: 0340-22-113089 Legacy Serial No.: 1339190	151 RIVINGTON ST UPPER LEVEL* NEW YORK, New York 10002	151 ft
LULLABY DOWNTOWN LLC License ID: 0370-24-101859 Legacy Serial No.: 6009806	151 RIVINGTON ST LOWER LEVEL NEW YORK, New York 10002	151 ft
GET BACK LLC License ID: 0340-21-120657 Legacy Serial No.: 1335821	63 CLINTON ST NEW YORK, New York 10002	168 ft
JOEY ROSES LLC License ID: 0340-21-121582 Legacy Serial No.: 1335988	174 RIVINGTON ST NEW YORK, New York 10002	199 ft
SOCIETY OF THE EDUCATIONAL ARTS INC License ID: 0340-23-137879 Legacy Serial No.: 1326289	107 SUFFOLK ST NEW YORK, New York 10002	270 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
AZASU INC License ID: 0340-22-106707 Legacy Serial No.: 1275880	49 CLINTON ST NEW YORK, New York 10002	326 ft
CROSSETT GROUP LLC THE License ID: 0340-23-138028 Legacy Serial No.: 1336082	43 CLINTON ST NEW YORK, New York 10002	343 ft
KINGS CO IMPERIAL LLC License ID: 0340-22-109453 Legacy Serial No.: 1306825	168 1/2 DELANCEY ST NEW YORK, New York 10002	410 ft
ADR RESTAURANT INC License ID: 0340-22-105449 Legacy Serial No.: 1109457	168 DELANCEY STREET NEW YORK, New York 10002	432 ft
BETA CLINTON CORP License ID: 0370-24-136624 Legacy Serial No.: 6045469	37 39 CLINTON STREET COR OFSTANTON & CLINTON STS NEW YORK, New York 10002	447 ft
SC DELANCEY LLC & LJP PRODUCTIONS License ID: 0343-23-103169 Legacy Serial No.: 1268637	148-150 DELANCEY ST NEW YORK, New York 10002	485 ft
NORFOLK HOSPITALITY INC License ID: 0340-23-139176 Legacy Serial No.: 1333691	106 NORFOLK ST NORTH STORE NEW YORK, New York 10002	503 ft
CLINTON EAST CORP License ID: 0340-22-113388 Legacy Serial No.: 1323153	29 CLINTON ST NEW YORK, New York 10002	535 ft
AVIR LLC License ID: 0340-23-134557 Legacy Serial No.: 1151561	29 CLINTON ST AKA168STANTON ST STANTON STREET & RIVINGTON ST NEW YORK, New York 10002	543 ft
120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835	124 RIVINGTON ST NEW YORK, New York 10002	604 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	610 ft
RIVINGTON CAFE CORP License ID: 0370-24-134450 Legacy Serial No.: 6043247	123 RIVINGTON STREET NEW YORK, New York 10002	624 ft
PROLETARIAT V, INC License ID: 0340-23-134488 Legacy Serial No.: 1157183	98 102 NORFOLK AKA 138 DELANCY RIVINGTON ST & DELANCY STREET NEW YORK, New York 10002	681 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	699 ft
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	734 ft



FIRST FLOOR





ENTRADAS / APPETIZERS

Arepitas Bite

Mini arepas crujientes rellenas de queso fundido, servidas con guacamole y salsa picante de ají dulce.

*Crispy mini arepas filled with melted cheese, served with guacamole and sweet chili sauce.

Tequeños XL

Palitos de queso envueltos en masa de hojaldre, servidos con salsa de mango picante.

*Cheese sticks wrapped in puff pastry, served with spicy mango sauce.

Patacones Loaded

Tostones con topping de pollo desmechado en salsa de tamarindo y cebollas caramelizadas.

*Tostones topped with shredded chicken in tamarind sauce and caramelized onions.

Tostones

Tostones rellenos, se pueden hacer con trocitos de carne, carne desmechada, aguacate, chicharrón, y carne de cerdo.

*Stuffed tostones with options like beef bites, shredded meat, avocado, pork cracklings, and pork.

Canastas de Plátano

Canastas de plátano rellenas de pollo, carne desmechada, aguacate, o vegetales.

*Plantain baskets filled with chicken, shredded beef, avocado, or vegetables.

Plátano Asado

Plátano maduro asado con queso derretido.

*Roasted ripe plantain with melted cheese.

Empanadas

Empanadas rellenas de carne, pollo, o queso.

*Empanadas filled with beef, chicken, or cheese.

Nachos

Nachos acompañados de carne molida, carne desmechada, y trozos de aguacate.

*Nachos with ground beef, shredded meat, and avocado chunks.

Arepitas

Arepitas con pollo, carne desmechada, o chicharrón, acompañadas de guacamole.

*Mini arepas with chicken, shredded meat, or pork cracklings, served with guacamole.

Empanadas Fusión

Empanadas colombianas rellenas de queso y carne mechada, con un toque de salsa de tamarindo.

*Colombian empanadas filled with cheese and shredded beef, with a touch of tamarind sauce.



PLATOS PRINCIPALES / MAIN COURSES

Tacos de Carne Desmechada

Tortillas de maíz rellenas de carne desmechada al estilo venezolano, con guacamole, crema agria, y pico de gallo.

*Corn tortillas filled with Venezuelan-style shredded beef, guacamole, sour cream, and pico de gallo.

Bowl Caribeño

Base de quinoa con plátano maduro, frijoles negros, maíz, pollo asado con especias latinas, y salsa de cilantro.

*Quinoa base with ripe plantain, black beans, corn, grilled chicken with Latin spices, and cilantro sauce.

Wraps Tropicales

Wraps de harina de trigo rellenos de aguacate, pollo a la parrilla, lechuga, y aderezo de maracuyá.

*Wheat wraps filled with avocado, grilled chicken, lettuce, and passion fruit dressing.

Bowl

Arroz con ensalada, carne, pollo, alitas, o chicharrón.

*Rice bowl with salad, topped with beef, chicken, wings, or pork cracklings.

SOPAS / SOUPS

Frijoles Rojos y Negros

Frijoles rojos (Colombia) o negros (Venezuela) en sopa.

*Red beans (Colombian) or black beans (Venezuelan) soup.

Consomé de Pollo

*Chicken consommé.-

PLATOS RÁPIDOS / QUICK BITES

Tostones

Tostones rellenos con opciones como carne desmechada, aguacate, chicharrón, y carne de cerdo.

*Stuffed tostones with options like shredded meat, avocado, pork cracklings, and pork.

Cachapa Veggie

Cachapa de maíz con queso fresco y vegetales salteados, acompañada de crema agria.

*Corn cachapa with fresh cheese and sautéed vegetables, served with sour cream.

Arepa Capresa

Arepa rellena de mozzarella, tomate, albahaca, y un toque de reducción de balsámico.

+Arepa filled with mozzarella, tomato, basil, and a touch of balsamic reduction.



MENÚ CON POLLO / CHICKEN MENU

Alitas Colven

Alitas fritas acompañadas de tres salsas: huancaína, salsa azul especial, y salsa roja picante.

*Fried chicken wings served with three sauces: huancaína, special blue sauce, and spicy red sauce.

Chicken Bites Fusión

Trozos de pollo frito empanizados, servidos con salsas de la casa en tres colores: amarillo, azul, y rojo.

*Breaded fried chicken bites served with house sauces in three colors: yellow, blue, and red.

Tenders Tricolor

Tenders de pollo frito, servidos con papas fritas y acompañados de las tres salsas Colven.

*Fried chicken tenders served with fries and the three signature Colven sauces.

Pollo Crunch Mix

Mezcla de alitas y trozos de pollo frito, servidos con yuca frita y tres salsas.

*Mix of fried wings and chicken bites, served with fried yuca and three sauces.

ENSALADAS / SALADS

Ensalada César

Ensalada de lechuga con pollo a la plancha. Cesar salad with lettuce and grilled chicken.

CÓCTELES Y LICORES / COCKTAILS & SPIRITS

Margarita de Maracuyá

Margarita clásica con maracuyá fresco.

*Classic margarita with fresh passion fruit.

Margaritas de Sabores

Fresa, mango, tamarindo.

*Flavored margaritas: strawberry, mango, tamarind.

Limonada de Cereza y Fresa

Limonada casera con cereza y fresa.

*Homemade lemonade with cherry and strawberry.

Mojito de Coco

Mojito con un toque de leche de coco.

*Mojito with a touch of coconut milk.

Piña Colada

Piña colada frappé.

*Piña colada frappé.

Shots de Guaro y Limón

Aguardiente colombiano con limón.

*Colombian aguardiente shots with lime.

MOCKTAILS

Limonada de Mango Biche

Refrescante limonada de mango verde.

*Refreshing green mango lemonade.

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Agua Fresca de Sandía y Albahaca

Mezcla de sandía y albahaca.

*Watermelon and basil fresca.