



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/manhattan/cb3/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: _____

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: EURIKA GEM LLC DBA: GEM

APPLICANT:

Premise address: 110 FORSYTH ST. (AKA 110-116 FORSYTH ST)

Cross streets: BROOME ST. - DELANCEY ST.

Name of applicant and all principals: CUERNAVACA LLC - HUGO HERBERT
- JONATHAN MCLAREN

Trade name (DBA): COMAL

PREMISE:

Type of building and number of floors: MIXED USE W/ 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 NO 74 PERSONS

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

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) 11 AM - 12 AM 7 DAYS A WEEK

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: _____

Number of indoor tables? 11 Total number of indoor seats? 36

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

1 L SHAPED BAR WITH 8 SEATS APPROX 13'

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

Does premise have a full kitchen? ☒ Yes ☐ No

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

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

What are the hours the kitchen will be open? ALL HOURS

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

How many employees will there be? 10 - 12

Do you have or plan to install ☒ French doors ☐ accordion doors or ☐ windows?

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

Will premise have music? ☒ Yes ☐ No

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

If other type, please describe _____

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: IPAD AND A FEW SMALL SPEAKERS

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? NO

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? 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 OWNER/MANAGER WILL CONTINUOUSLY MONITOR THE SIDEWALK AND TAKE ANY NECESSARY ACTIONS

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 OWNER/MANAGER WILL MONITOR THE SOUND LEVEL AT ALL TIMES

Is sound proofing installed? ☒ Yes ☐ No WE WILL ONLY PLAY BACKGROUND LOUVE MUSIC.
EXISTING

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

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

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: _____

Address: _____ Community Board # _____

Dates of operation: _____

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

attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application. MANAGED JUPITER RESTAURANT AT 20 W 50th ST. (ROCKEFELLER CENTER)

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

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

Attach a separate diagram that indicates the location (name and address) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate Bar, Restaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:How many licensed establishments are within 1 block? 5How many On-Premise (OP) liquor licenses are within 500 feet? 15Is the premise within 200 feet on the same street of any school or place of worship? ☒ Yes ☐ No

The Church is on the corner with multiple commercial stores on the 1st floor

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 & cider2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant)MEXICAN MEXICAN 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 11 Am - 12 Am; Tue 11 Am - 12 Am; Wed 11 Am - 12 Am;Thu 11 Am - 12 Am; Fri 11 Am - 12 Am; Sat 11 Am - 12 Am;Sun 11 Am - 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 outdoors5. ☐ I will employ a doorman/security personnel: _____6. ☐ I will install soundproofing, Existing

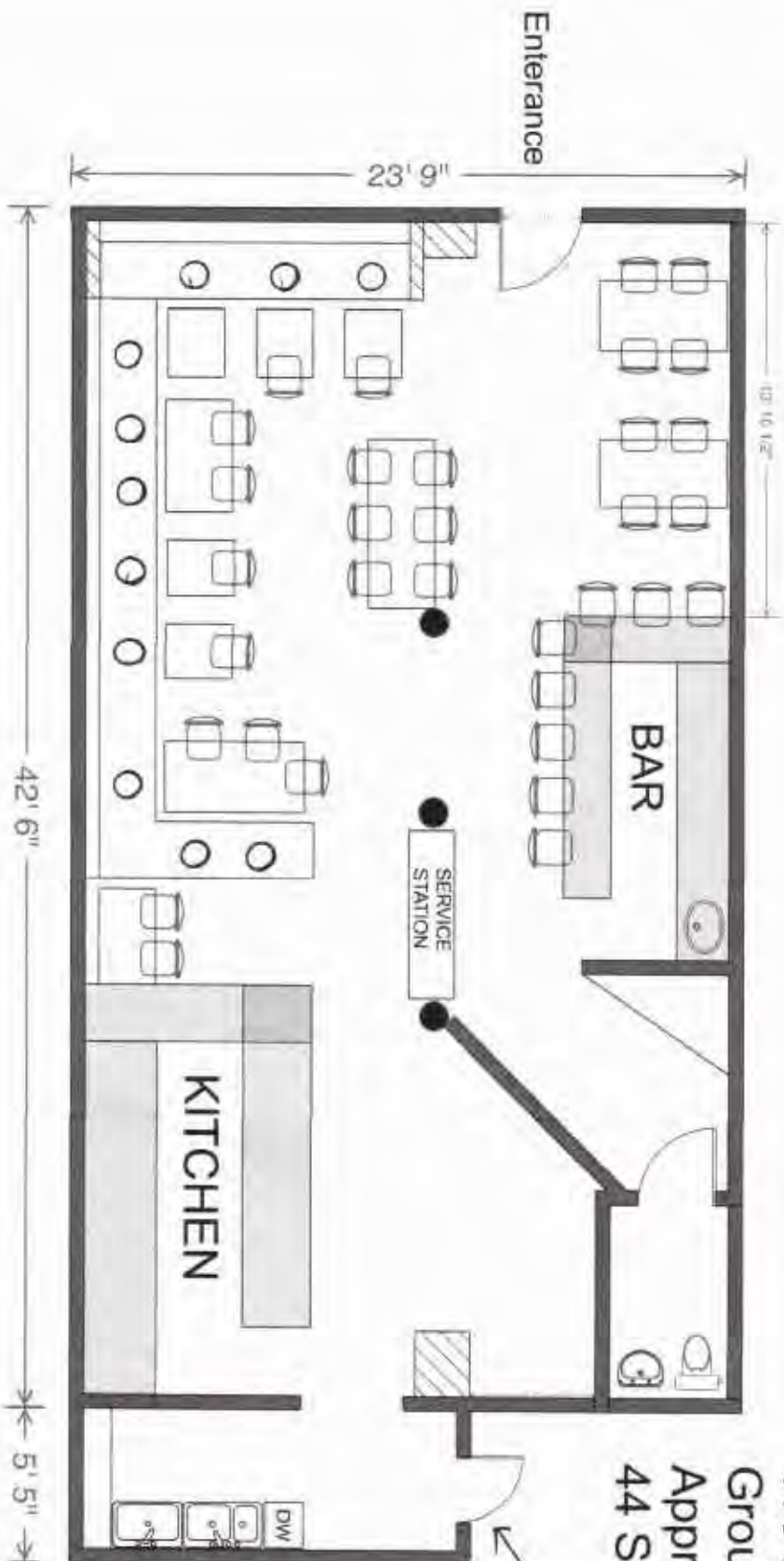
7. ☒ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports. ☐ I will have a closed fixed façade with no 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: _____

Phone Number: _____

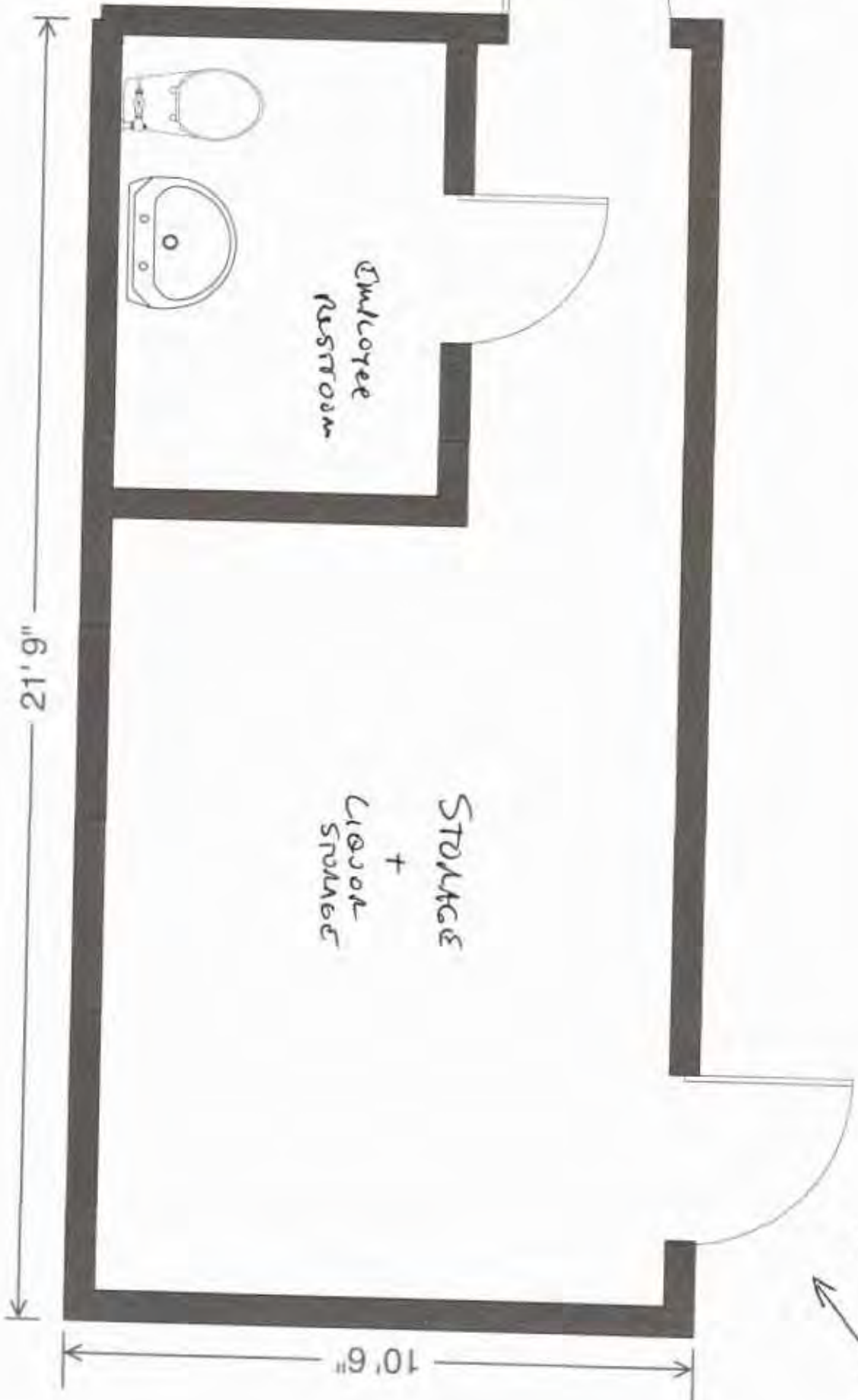
HUGO HERBERT

646 856-7654



116 Forsyth St.
Ground Floor
Approx. 1,087 s/f
44 Seats

TO A VEST WHERE THE
DOOR TO CHASMEIN
STAIRS IS LOCATED
UNDER OUR
CONTRACT ONLY



TO STAIRS TO 1ST FLOOR
ALLEY AND DOOR TO
1ST FLOOR KITCHEN
UNDER OOK
CONTRACT ONLY

COMAL

FOOD MENU

Potato Mil Hojas, Spot Prawn, Hoja Santa 8
Pig's Head Croqueta, Habanero Relish 8
Sopa Verde, Crab, Sea Herbs
Tuna Tostada, Burnt Chilli Emulsion, Avocado 20
Beef Tongue, Beans, Mustard Greens 26

Monkfish, Grilled Cabbage, Salsa Macha 23
Fideo, Palourde Clam, Prawn Bisque 26
Roasted Brassicas, Mole 22
Marinated Gloucester Old Spot Chop, Chipotle,
Pineapple 34
Butterflied Red Snapper, Burnt Salsa 41

Hazelnut and Chocolate Arbol Cake 12
Guayaba Curd, Corn and Lime 12
Tres Leches 14



NYC Department of Buildings

Actions

Elevator violations for failure to file Periodic, Category 1, Category 5 and Affirmation of Correction issued in August 2023 or later are only available in DOB NOW: Safety. Search the [DOB NOW public portal](#) for these records.

Boiler violations for failure to file internal and external inspection reports and affirmation of correction issued in November 2023 or later are only available in DOB NOW: Safety. Search the [DOB NOW public portal](#) for these records.

Page: 1

Premises: 110 FORSYTH STREET MANHATTAN

BIN: [1005583](#) Block: 419 Lot: 40

NUMBER	TYPE	FILE DATE
LNO 3267	LETTER OF NO OBJECTION	12/18/2015
LNO Use: APPROVED EATING/DRINKING ESTAB., UG#6		
LNO Floor: 1ST FLOOR		
Comments: LESS THAN 75 PERSONS		
PER 2685-29G	PERMIT	00/00/0000
PER 3320-29E	PERMIT	00/00/0000
PRS 347-44	PLUMBING REPAIR SLIP	00/00/0000
SR 8507-12	SPECIAL REPORT	00/00/0000
SR 4002-29	SPECIAL REPORT	00/00/0000
SR 4213-29	SPECIAL REPORT	00/00/0000
V 072297CMTF6R1	DOB VIOLATION - ACTIVE	07/22/1997
V 072297ZMTF5R1	DOB VIOLATION - ACTIVE	07/22/1997
V 060800ZMTF04M	DOB VIOLATION - ACTIVE	06/08/2000
V 060800CMTF05M	DOB VIOLATION - ACTIVE	06/08/2000
V* 082503E9011/177919	DOB VIOLATION - RESOLVED	08/25/2003
V* 010109LL629101319	DOB VIOLATION - DISMISSED	01/01/2009
V* 040618LBLVIO01190	DOB VIOLATION - DISMISSED	04/06/2018
V* 110819LBLVIO00763	DOB VIOLATION - DISMISSED	11/08/2019
V 100423AEUHAZ100094	DOB VIOLATION - ACTIVE	10/04/2023
V 100423AEUHAZ100095	DOB VIOLATION - ACTIVE	10/04/2023
V 100423AEUHAZ100096	DOB VIOLATION - ACTIVE	10/04/2023
VECL 062318PL03AF01	VIOLATION ECB LIEN - ACTIVE	06/23/2018
VECL 062318PL03AF02	VIOLATION ECB LIEN - ACTIVE	06/23/2018
VECL	VIOLATION ECB LIEN - ACTIVE	07/10/2019
VECL 111622CMTFRC01	VIOLATION ECB LIEN - ACTIVE	11/16/2022
VECL 111622CMTFRC02	VIOLATION ECB LIEN - ACTIVE	11/16/2022
VECL 111622CMTFRC03	VIOLATION ECB LIEN - ACTIVE	11/16/2022
VECL 111622CMTFRC04	VIOLATION ECB LIEN - ACTIVE	11/16/2022

Next

Select Violation Type: Show All Violations

▼ Refresh



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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.

Establishment Property Data

Location	110 Forsyth St, New York, New York, 10002
Geocode	Latitude: 40.71899 longitude: -73.99241
Report Generated On	3/3/2025

D. Existing Licensed Premises

Address	Distance (ft)
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002 445 ft
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002 472 ft
ORANGE GLOW LLC License ID: 0091-21-121837 Legacy Serial No.: 1330686	264 BROOME ST NEW YORK, New York 10002 596 ft
R & S 49 LIQUOR CORP License ID: 0100-21-114049 Legacy Serial No.: 1297191	92 ELIZABETH ST NEW YORK, New York 10013 951 ft
WINE-O INC License ID: 0100-21-113695 Legacy Serial No.: 1262156	171 ELIZABETH ST SPRING & KENMARE STREETS NEW YORK, New York 10012 974 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002 1,048 ft
SA VINO ITALIANO INC. License ID: 0100-23-124962 Legacy Serial No.: 1199593	200 GRAND ST MOTT & MULBERRY STREETS NEW YORK, New York 10013 1,181 ft
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002 1,233 ft

Neighborhood Schools

Name	Address	Distance
No Schools within 500 feet		

Neighborhood Churches, Synagogues, and Mosques

Name	Distance
Guan Kwong Temple of America	163 ft
Delancey Spanish Seventh Day Adventist Church	183 ft
Kehila Kedosha Janina	374 ft

Business Name	Height
Chinese Evangelical Church	492 ft
New York Chinese Alliance Church	498 ft

Business Name	Address	Height
Yves LLC Application ID: NA-0340-23-150133	105 107 Eldridge St South Store New York, New York 10002.0	323 ft
Casa Thirteen LLC Application ID: NA-0340-24-136713	1 Delancey St New York, New York 10002.0	523 ft
183 BOWERY LLC Application ID: NA-0370-24-111315	183 Bowery New York, NY 10002.0	659 ft
189 DRINKS LLC Application ID: NA-0340-22-136741	171 CHRYSTIE ST NEW YORK, New York 10002.0	667 ft
Cadillac Ranch NYC LLC Application ID: NA-0340-24-103642	86 Orchard St New York, New York 10002.0	716 ft

Business Name	Address	Height
Broome Bistro and Cafe LLC License ID: 0340-24-139557 Legacy Serial No.: 6048443	303 305 Broome St New York, NY 10002	132 ft
BESTE BAT LLC License ID: 0340-22-108963 Legacy Serial No.: 1312502	135 137 ELDRIDGE ST NEW YORK, New York 10002	219 ft
WAITING ROOM 134 LLC License ID: 0370-24-110714 Legacy Serial No.: 6018834	134 ELDRIDGE ST South Storefront NEW YORK, New York 10002	259 ft
100 FORSYTH RESTAURANT LLC License ID: 0340-22-113726 Legacy Serial No.: 1313086	100 FORSYTH ST BASEMENT NEW YORK, New York 10002	270 ft
TTBEL HOLDINGS INC License ID: 0340-23-138320 Legacy Serial No.: 1322687	51 53 DELANCEY ST NEW YORK, New York 10002	274 ft
ATTABOY COCKTAILS LLC License ID: 0340-22-111553 Legacy Serial No.: 1280838	134 ELDRIDGE ST NEW YORK, New York 10002	305 ft
TLS CHRYSTIE LLC License ID: 0370-24-119240 Legacy Serial No.: 6027596	131 CHRYSTIE ST BASEMENT STORE BROOME & DELANCEY NEW YORK, New York 10002	319 ft
133 GROUP INC License ID: 0340-24-102268 Legacy Serial No.: 6010232	133 CHRYSTIE ST NEW YORK, New York 10002	322 ft
ZEST HOSPITALITY INC License ID: 0340-23-129800 Legacy Serial No.: 1315058	112 ELDRIDGE ST NEW YORK, New York 10002	338 ft
ELDRIDGE HOSPITALITY LLC License ID: 0340-23-135944 Legacy Serial No.: 1294588	107 ELDRIDGE ST NEW YORK, New York 10002	342 ft
CK 139 Inc License ID: 0340-24-123184 Legacy Serial No.: 6031642	139 Chrystie St New York, New York 10002	346 ft

2022-2023 Restaurant & Food Service License and Bar List

Business Name	Address	Height
HERMES B NY LLC License ID: 0340-23-133927 Legacy Serial No.: 1287964	95 ALLEN ST NEW YORK, New York 10002	391 ft
CASK STREAM USA LLC License ID: 0340-24-109508 Legacy Serial No.: 6017602	282 GRAND ST NEW YORK, New York 10002	433 ft
ESSEX HOSPITALITY LLC License ID: 0340-23-131302 Legacy Serial No.: 1318858	115 DELANCEY ST NEW YORK, New York 10002	444 ft
99 FAVOR TASTE RESTAURANT INC License ID: 0340-22-105143 Legacy Serial No.: 1337309	285 GRAND ST NEW YORK, New York 10002	498 ft
DIXON PLACE LLC License ID: 0340-21-118304 Legacy Serial No.: 1217964	161 CHRYSTIE ST NEW YORK, New York 10002	538 ft
10 DELANCEY COCINA INC License ID: 0370-24-121743 Legacy Serial No.: 6030166	10 DELANCEY ST NEW YORK, New York 10002	546 ft
Grand Exhibitions Group LLC License ID: 0370-24-127940 Legacy Serial No.: 6036543	297 Grand St Ground Floor New York, NY 10002	562 ft
BIG CANDY LLC License ID: 0340-22-113271 Legacy Serial No.: 1275668	86 ALLEN ST NEW YORK, NY 10002	565 ft
BOWERY RESTAURANT GROUP LLC License ID: 0340-22-106549 Legacy Serial No.: 1268378	146 BOWERY NEW YORK, New York 10013	571 ft
EAST VILLAGE HOSPITALITY GROUP LLC License ID: 0340-22-114202 Legacy Serial No.: 1322518	115 ALLEN ST NEW YORK, New York 10003	576 ft
ALLEN HOTEL INC, THE License ID: 0370-24-137853 Legacy Serial No.: 6046716	88 ALLEN ST NEW YORK, New York 10002	579 ft
CONGEE VILLAGE RESTAURANT & BAR INC License ID: 0340-24-110409 Legacy Serial No.: 6018522	98 100 ALLEN ST NEW YORK, NY 10002	582 ft
XLRB LLC License ID: 0340-23-138312 Legacy Serial No.: 1271863	266 BROOME ST NEW YORK, New York 10002	622 ft
Barnorth Group LLC License ID: 0340-22-106693 Legacy Serial No.: 1261959	77 DELANCEY ST NEW YORK, New York 10002	647 ft
OSIB BOWERY ST OPERATOR LLC & OSIB BCRC BOWERY ST License ID: 0343-22-126822 Legacy Serial No.: 1310647	185 187 189 191 BOWERY NEW YORK, New York 10003	663 ft
Gala Dinners LLC License ID: 0340-24-115330 Legacy Serial No.: 6023607	85 ORCHARD ST NEW YORK, NY 10002	667 ft
DAVID HOSPITALITY GROUP CORP License ID: 0340-24-115329 Legacy Serial No.: 6023606	76 FORSYTH ST NEW YORK, New York 10002	677 ft
ORCHARD 85 CORP License ID: 0340-23-134406 Legacy Serial No.: 1250820	85 87 ORCHARD STREET STORE # 5 NEW YORK, New York 10002	678 ft
WALLABOUT ENTERTAINMENT LLC License ID: 0340-24-132010 Legacy Serial No.: 6040753	167 171 CHRYSTIE ST NEW YORK, NY 10002	687 ft

Address (for the following Licensee Numbers) within 750 Feet:

Licensee	Address	Distance
SUNDAY TO SUNDAY CAFE INC License ID: 0340-24-133667 Legacy Serial No.: 6042456	253-257 Broome St NEW YORK, New York 10002	693 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	698 ft
GRAZ RESTAURANT LLC License ID: 0340-22-103569 Legacy Serial No.: 1189713	79 ORCHARD STREET GRAND & BROOME STS. NEW YORK, New York 10002	705 ft
JOHANNPRO LLC License ID: 0340-22-114896 Legacy Serial No.: 1289900	96 ORCHARD ST NEW YORK, New York 10002	709 ft