



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: ***Method of Operation Change Application**

- ☐ 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: 4/21/2025

Is location currently licensed? ☒ Yes ☐ No Type of license: On-Premises Liquor

If alteration, describe nature of alteration: Seeking to extend hours of operation

Previous or current use of the location: Current- Jazz Club & Lounge

Corporation and trade name of current license: Winhall Station LLC d/b/a Close Up

APPLICANT:

Premise address: 154 Orchard Street, Stores #C and D, New York, NY 10002

Cross streets: Stanton Street & Rivington Street

Name of applicant and all principals: Winhall Station LLC- Applicant

Principals: Daniel Gaynor, Scott Gaynor, Lydia Gaynor

Trade name (DBA): Close Up

PREMISE:

Type of building and number of floors: Mixed use, Multi-unit- 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 49

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

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sunday-Wednesday: 5pm-1am; Thursday-Saturday: 5pm-2am

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

If yes, please describe what type: Jazz Club & Lounge

Number of indoor tables? 13 Total number of indoor seats? 52

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

1 Customer Bar- L-shaped- 1st Floor- 9' x 7', 1 Service Bar- Square shaped- 1st Floor- 7'2" x 7'4"

(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 menu

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

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

How many employees will there be? 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 Jazz music (no more than 6 musicians)

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

level) Please describe your sound system: Simple speaks with volume control (when no live music) and may be guitar amp for guitarist and vocalist when live music

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? Yes

Nightly jazz performances and improvised music, the back room has a cover charge/ticket for performances only - will not be using an event promoter

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Promoted by the applicant principals via social media and word of mouth (no outside promoters)

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?

Please attach plans. (Please do not answer "we do not anticipate congestion.") Will have a doorman and ticketing system for performances (front room is essentially a waiting room while back room will have the performances)

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) There will be a doorman daily as agreed to in previous stipulations

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

Please attach plans. Soundproofing inside to ensure no outside noise, doors closed by 10pm

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:

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Winhall Station LLC (Applicant)

Address: _____ Community Board # _____

Dates of operation: Began operations in May 2024

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 principal Daniel Gaynor, in addition to operating the instant premises since May 2024, previously worked as a manager of music at a jazz club in Casa Ciripiani under Bruce Harris in 2021 and previously worked as a server/cook/manager in a restaurant in Hong Kong.

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

address and describe the business Applicant Daniel Gaynor lives nearby and is a resident of CB3

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? 7 (including a temporary permit)

How many On-Premise (OP) liquor licenses are within 500 feet? 46 (not including Applicant)

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) _____ restaurant, or
☒ I will operate a Bar/tavern with a jazz club and lounge,
☐ 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 5pm- 1am ; Tue 5pm-1am ; Wed 5pm-1am ;
Thu 5pm-2am ; Fri 5pm-2am ; Sat 5pm- 2am ;
Sun 5pm-1am . (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: 1 doorman all days
6. ☒ I will install soundproofing, to ensure that no sound is audible outside of the premises and in residential apartments (already installed)

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 1 private parties per month *Live music will be limited to not more than 6 performers as previously agreed
9. ☐ I will play ambient recorded background music only.
10. ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ I will not have a happy hour or drink specials with or without time restrictions OR ☒ I will have happy hour and it will end by 7:30 pm.
15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Daniel Gaynor

Phone Number: 703-687-7554



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

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Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Daniel Gaynor, as a qualified representative of Winhall Station LLC
located at 154 Orchard St, New York, NY agree to the following stipulations:

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) _____ restaurant, or
☒ I will operate a bar/tavern with a jazz club and lounge
☒ 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 5 P.M. - 12 A.M. All Days (Except Closed Tuesday)

(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 outdoor 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; 1 doorman all days
6. ☒ I will install soundproofing, to ensure that no sound is audible outside of the premises and in residential apartments
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 live performances or televised sports.
☒ 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, or during unamplified live 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 1 private parties per month
Live music will be limited to not more than six performers.
9. ☐ I will play ambient recorded background music only.
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12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ I will not have a happy hour or drink specials with or without time restrictions OR ☒ I will have happy hour and it will end by 7:30 P.M.
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: Daniel Gaynor

Phone Number: 703-687-7554

18. ☐ I will:

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

Signed

Sworn to this 11th day of JANUARY 2024

Dated

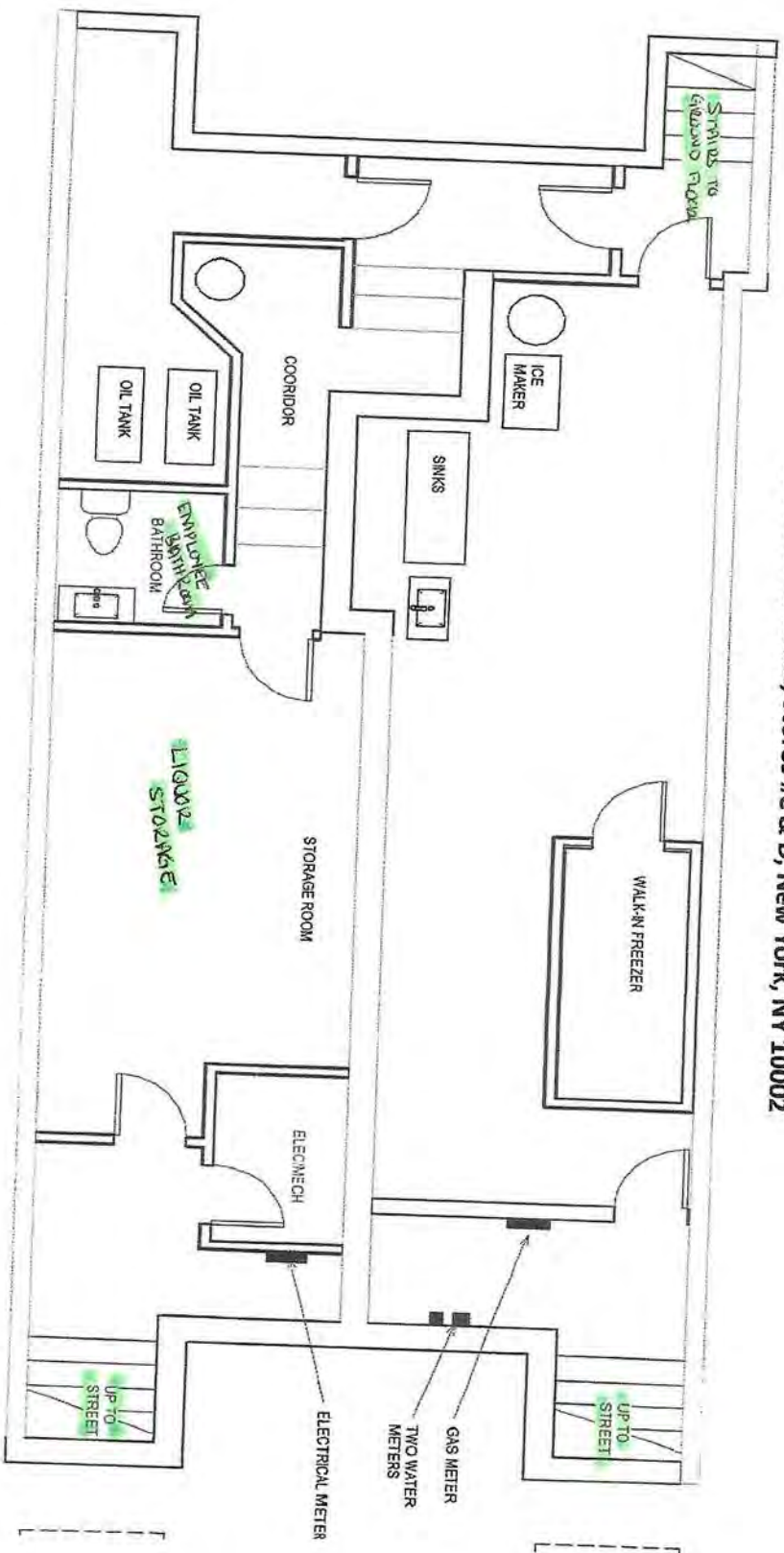
1/11/2024
JOSE CONTRERAS
Notary Public - State of New York
No. 01C06410948
Qualified in Bronx County
My Commission Expires 11/09/2024

[illegible]

13 Total Tables

Please note that while there are 52 total seats in the premises at no time will the actual occupancy exceed the permitted occupancy. The premises are divided into two rooms- the room closest to the front door is intended to essentially be a "waiting room" where patrons can either sit and wait and/or order food until the scheduled performance/live music begins in the back room. This is also intended to prevent patrons from waiting outside or loitering on the street in an effort to minimize noise disruptions to neighboring residents

Winhall Station LLC- Interior Diagram- Basement Floor
154 Orchard Street, Stores #C & D, New York, NY 10002



Front Bar (Service Bar Only- Bartender/Server Use)



Back Room Bar- Customer Bar



Front Room



Bathrooms





Employee Bathroom





EL

Winhall Station LLC
154 Orchard Street
New York, NY 10002

MENÚ



Mini cachapitas: sweet corn pancakes
(with fresh cheese and nata or with
chicharrón)



Mini arepitas
fusion style: mozzarella cheese with
marinated tomatoes and pesto sauce; goat
cheese, fig jam; chorizo and manchego
cheese; ratatouille with fried plantains)



Mini corn empanadas (Cheese and potatoes,
cazón, black beans and plantains, ground
beef, chicken)



Tequeños (classic cheese, or
cheese with leeks)



Mini tostones playeros (fried green
plantains with cabbage salad,
with vegan cheese or real cheese
and sauces)



Yuca fries with garlic sauce.

**SOMEWHERE
IN MANHATTAN**



(323) 302-9912 - (555) 555-0135



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 | 154 Orchard St, New York, New York, 10002 |
| Geocode | Latitude: 40.72083 longitude: -73.98874 |
| Report Generated On | 3/31/2025 |

8 Closest Liquor Stores

| Name | Address | Distance |
|---|---|----------|
| VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346 | 100 STANTON ST NEW YORK, New York 10002 | 296 ft |
| SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123 | 141 ESSEX ST NEW YORK, New York 10002 | 448 ft |
| YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668 | 101 ALLEN ST NEW YORK, New York 10002 | 896 ft |
| PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926 | 115 DELANCEY ST NEW YORK, New York 10002 | 952 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 | 1,023 ft |
| ORANGE GLOU LLC License ID: 0091-21-121837 Legacy Serial No.: 1330686 | 264 BROOME ST NEW YORK, New York 10002 | 1,045 ft |
| TURTLE DOVE LLC License ID: 0091-22-100761 Legacy Serial No.: 1271455 | 28 30 CLINTON ST STORE B NEW YORK, New York 10002 | 1,219 ft |
| EAST VILLAGE WINE & LIQUORS INC License ID: 0100-23-126409 Legacy Serial No.: 1281322 | 80-82 CLINTON ST NEW YORK, New York 10002 | 1,245 ft |

Schools within 500 feet

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

| Churches within 500 feet | | |
|---|--|----------|
| Name | | Distance |
| Assafa Islamic Center, Inc. - Assafa Masjid | | 211 ft |
| First Roumanian American Congregation | | 302 ft |
| Emory Roth Synagogue | | 417 ft |
| The Church Of Grace To Fujianese | | 459 ft |
| Lamb's Church Of The Nazarene | | 464 ft |

| Pending On Premises Liquor Licenses within 750 feet | | |
|--|--|----------|
| Name | Address | Distance |
| White Horse Hospitality Group LLC Application ID: NA-0340-24-127510 | 162 Orchard Street New York, New York 10002 | 100 ft |
| Pilgrim Souls LLC Application ID: NA-0340-24-142420 | 161 Ludlow St New York, NY 10002 | 344 ft |
| 133 ESSEX ASSOCIATES LLC Application ID: NA-0340-24-142520 | 133 Essex St New York, NY 10002 | 405 ft |
| Jazz Genius Corporation Application ID: NA-0340-24-120475 | 151 Essex St New York, NY 10002 | 414 ft |
| Kooking NYC LLC Application ID: NA-0340-24-131541 | 111 Rivington St New York, NY 10002 | 421 ft |
| Baker Falls Enterprises LLC Application ID: NA-0370-24-146207 | 192 Allen St New York, New York 10002 | 487 ft |
| Fan Szechuan Cuisine Inc Application ID: NA-0340-24-137029 | 103 Essex St New York, New York 10002 | 659 ft |

| Active On Premises Liquor Licenses within 750 feet | | |
|--|--|----------|
| Name | Address | Distance |
| Winhall Station LLC License ID: 0370-24-131796 Legacy Serial No.: 6040502 | 154 Orchard St Stores C & D New York, New York 10002 | 0 ft |
| ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441 | 146 ORCHARD ST NEW YORK, New York 10002 | 100 ft |
| TRAPIZZINO LES LLC License ID: 0340-23-130377 | 144 ORCHARD ST NEW YORK, New York 10002 | 152 ft |

| | | |
|--|--|--------|
| Legacy Serial No.: 1334274 | | |
| GHVILLE INC License ID: 0340-22-113646 Legacy Serial No.: 1254436 | 167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002 | 161 ft |
| 168 ORCHARD ST PARTNERS INC License ID: 0370-24-123085 Legacy Serial No.: 6031536 | 168 170 ORCHARD ST NEW YORK, New York 10002 | 203 ft |
| Apt 5 LLC License ID: 0370-24-124394 Legacy Serial No.: 6032903 | 157 Ludlow St New York, New York 10002 | 208 ft |
| SAUCE MANAGEMENT II LLC License ID: 0340-23-133449 Legacy Serial No.: 1354602 | 78 84 RIVINGTON ST NEW YORK, New York 10002 | 208 ft |
| SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412 | 139 LUDLOW ST NEW YORK, New York 10002 | 220 ft |
| 95 STANTON STREET REST INC License ID: 0340-23-131130 Legacy Serial No.: 1024159 | 95 STANTON ST NEW YORK, New York 10002 | 220 ft |
| Cactus Wren LLC License ID: 0340-25-105715 Legacy Serial No.: 6055211 | 98 Rivington St New York, NY 10002 | 243 ft |
| OWLINGS INC License ID: 0370-24-133643 Legacy Serial No.: 6042430 | 152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002 | 247 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 | 255 ft |
| KELTIC LOUNGE INC License ID: 0370-23-160789 Legacy Serial No.: 6003151 | 132 LUDLOW ST NEW YORK, NY 10002 | 273 ft |
| HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839 | 172 ORCHARD ST NEW YORK, New York 10002 | 274 ft |
| REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186 | 163 ALLEN ST NEW YORK, New York 10002 | 283 ft |
| New Copper & Oak LLC License ID: 0370-25-100410 Legacy Serial No.: 6049811 | 157 159 Allen Street Store 1 New York, NY 10002 | 285 ft |
| 158 LUDLOW REST LLC License ID: 0370-24-130274 Legacy Serial No.: 6038945 | 158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002 | 287 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 | 287 ft |
| LION HOSPITALITY LLC License ID: 0340-22-111231 | 84 STANTON ST | 289 ft |

| | | |
|--|---|--------|
| Legacy Serial No.: 1339355 | NEW YORK, New York 10002 | |
| EPSTEINS BAR LLC License ID: 0370-23-137572 Legacy Serial No.: 1303829 | 82 STANTON ST NEW YORK, New York 10002 | 296 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 | 299 ft |
| A HALIBUT INC License ID: 0340-23-134703 Legacy Serial No.: 1270101 | 138 ORCHARD ST NEW YORK, New York 10002 | 306 ft |
| BURGERS AND CHISMIS LLC License ID: 0340-22-104950 Legacy Serial No.: 1327911 | 143 ORCHARD ST NEW YORK, New York 10002 | 308 ft |
| CUATRO LOBOS INC License ID: 0340-23-135223 Legacy Serial No.: 1283883 | 140 142 ORCHARD ST NEW YORK, New York 10002 | 317 ft |
| JMDR 127 LUDLOW LLC License ID: 0340-23-137942 Legacy Serial No.: 1278006 | 127 LUDLOW ST NEW YORK, New York 10002 | 322 ft |
| ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC; ATELIER HOSPITALITY INC License ID: 0343-25-100684 Legacy Serial No.: 6050095 | 139 ORCHARD ST NEW YORK, New York 10002 | 349 ft |
| JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871 | 126 LUDLOW ST NEW YORK, NY 10002 | 365 ft |
| FOUNDATION LOUNGE CORP License ID: 0370-23-135024 Legacy Serial No.: 1280506 | 137 ESSEX ST NEW YORK, New York 10002 | 366 ft |
| THY TEAM INC License ID: 0340-24-125470 Legacy Serial No.: 6034006 | 108 STANTON ST NEW YORK, NY 10002 | 375 ft |
| INWANY INC License ID: 0340-23-129129 Legacy Serial No.: 1357394 | 65 RIVINGTON ST NEW YORK, New York 10002 | 392 ft |
| PUB 138 INC License ID: 0370-23-136937 Legacy Serial No.: 1316189 | 181 ORCHARD ST SOUTH STORE NEW YORK, New York 10002 | 404 ft |
| CAMILLE PRODUCTIONS LLC License ID: 0340-23-127506 Legacy Serial No.: 1120448 | 110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002 | 405 ft |
| DML HOSPITALITY GROUP LLC License ID: 0340-25-103653 Legacy Serial No.: 6053115 | 112 Stanton St New York, NY 10002 | 419 ft |
| JURAKU INC License ID: 0340-23-129079 Legacy Serial No.: 1347601 | 121 LUDLOW ST NEW YORK, New York 10002 | 421 ft |
| UBER CAFFE LLC | 116 STANTON ST | |

| | | |
|---|--|--------|
| License ID: 0340-23-134800 Legacy Serial No.: 1268136 | NEW YORK, New York 10002 | 422 ft |
| DANIEL CABA License ID: 0340-23-138172 Legacy Serial No.: 1332083 | 117 STANTON ST NEW YORK, New York 10002 | 431 ft |
| Idleflora LLC License ID: 0340-24-132720 Legacy Serial No.: 6041475 | 188 Allen St New York, NY 10002 | 431 ft |
| JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888 | 173 LUDLOW ST NEW YORK, New York 10002 | 432 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 | 438 ft |
| EL CASTILLO DE JAGUA REST CORP License ID: 0340-24-112257 Legacy Serial No.: 6020454 | 113 Rivington St New York, NY 10002 | 439 ft |
| GOOD THANKS CAFE LLC License ID: 0370-23-139414 Legacy Serial No.: 1331880 | 131 ORCHARD ST NEW YORK, New York 10002 | 459 ft |
| GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348 | 146 ESSEX STREET NEW YORK, New York 10002 | 467 ft |
| Baby Grand LES LLC License ID: 0370-24-136682 Legacy Serial No.: 6045527 | 187 Orchard St Store A New York, NY 10002 | 480 ft |
| OSTERIA GRANO LLC License ID: 0340-22-104472 Legacy Serial No.: 1281633 | 175 LUDLOW ST NEW YORK, New York 10002 | 485 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 | 487 ft |
| SWEET CHICK LES LLC License ID: 0340-22-112621 Legacy Serial No.: 1274831 | 178 LUDLOW ST NEW YORK, New York 10002 | 492 ft |
| PENNSYLVANIA JAYCOX INC License ID: 0370-23-128544 Legacy Serial No.: 1112506 | 118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, New York 10002 | 494 ft |
| 121 Three Group Hospitality LLC License ID: 0370-24-133811 Legacy Serial No.: 6042603 | 121 Essex St New York, New York 10002 | 504 ft |
| FOURTHGEN LLC License ID: 0340-22-113181 Legacy Serial No.: 1274614 | 127 ORCHARD ST NEW YORK, New York 10002 | 505 ft |
| COOL CULINARY LLC License ID: 0346-24-101184 Legacy Serial No.: 6009106 | 119 ESSEX ST NEW YORK, New York 10002 | 516 ft |
| BG BAR INC | 113 LUDLOW ST | |

| | | |
|---|--|--------|
| License ID: 0370-23-127248 Legacy Serial No.: 1136412 | LUDLOW & ORCHARD STREETS NEW YORK, New York 10002 | 519 ft |
| EASTERN DISTRICT OPERATIONS LLC License ID: 0340-23-130765 Legacy Serial No.: 1329636 | 177 LUDLOW ST NEW YORK, New York 10002 | 523 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 | 527 ft |
| NISHIWAKI LLC License ID: 0340-23-129414 Legacy Serial No.: 1299911 | 217 ELDRIDGE ST NEW YORK, New York 10002 | 531 ft |
| ESSEX CHICKEN LLC License ID: 0340-25-101914 Legacy Serial No.: 6051347 | 115 Essex St New York, NY 10002 | 538 ft |
| Arpeggio1 Hospitality LLC License ID: 0370-25-107108 Legacy Serial No.: 6056625 | 120 Orchard St New York, NY 10002 | 551 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 | 555 ft |
| 120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835 | 124 RIVINGTON ST NEW YORK, New York 10002 | 574 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 | 577 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 | 577 ft |
| RIVINGTON CAFE CORP License ID: 0370-24-134450 Legacy Serial No.: 6043247 | 123 RIVINGTON STREET NEW YORK, New York 10002 | 579 ft |
| MAMAMIA CORP License ID: 0340-25-104138 Legacy Serial No.: 6053607 | 231 ELDRIDGE ST NEW YORK, New York 10002 | 638 ft |
| MONEYGOROUND INC License ID: 0370-24-115619 Legacy Serial No.: 6023903 | 235 ELDRIDGE ST NEW YORK, New York 10002 | 662 ft |
| EAST VILLAGE HOSPITALITY GROUP LLC License ID: 0340-22-114202 Legacy Serial No.: 1322518 | 115 ALLEN ST NEW YORK, New York 10003 | 663 ft |
| SAFF INC License ID: 0340-23-131154 Legacy Serial No.: 1024136 | 249 ELDRIDGE STREET NEW YORK, New York 10002 | 676 ft |
| SWEATSHOP LES LLC License ID: 0370-24-102404 Legacy Serial No.: 6010373 | 110 DELANCEY ST BASEMENT NEW YORK, New York 10002 | 734 ft |
| S W MONTE INC | | |

License ID: 0370-23-165259
Legacy Serial No.: 6007658


217 E HOUSTON ST
NEW YORK, NY 10002

737 ft

Two Doors Down NY LLC
License ID: 0370-24-137045
Legacy Serial No.: 6045894

159 E Houston St
New York, NY 10002

747 ft

From: Kimberly Summers kimberly@ds-lawoffices.com 
Subject: CB Application- Winhall Station LLC- 154 Orchard Street
Date: April 21, 2025 at 10:46 AM

KS

To:
Bcc: lesdwellers2012@gmail.com, Orchard Street orchardstblockassociation@gmail.com, kwebster.nyc@verizon.net, rbononno@twc.com, ban62007@gmail.com, bstarztwo@gmail.com, mitchellgrubler@yahoo.com, rgraf2@earthlink.net, franklin.douglas@gmail.com, friendsoftheles@gmail.com, info@gohproductions.org, petermsloan@gmail.com, ck@wingflix.com, info@lespi-nyc.org, info@evccnyc.org, dakota@fabnyc.org, Dimes Square Block Association hello@dsba.nyc, andrew@gvshp.org, Kimberly Summers kimberly@ds-lawoffices.com

Good morning,

I am the attorney for Winhall Station LLC d/b/a Close Up, which operates a bar/jazz club at 154 Orchard Street. My client is intending to file an application to change their method of operation with the sole purpose of extending the hours of operation from 5pm-12am daily to 5pm until 1am Sunday-Wednesday and 5pm until 2am Thursday-Saturday. No further changes are being requested. My client seeks the extended hours to accommodate the schedules of the musicians, which tend to be on the later side, and to remain competitive with other establishments given this is one of the few jazz venues still in NYC.

The establishment has no outdoor seating and has 52 seats but never operates with more than 49 persons in the establishment, including employees and musicians, due to the current CO (there are additional seats as the front room of premises which essentially serve as a waiting room until the show begins to eliminate noise/loitering outside). Pursuant to the previous stipulations, the establishment is permitted a maximum of 6 musicians with, at most, an amp for the guitarist and vocalist only when there is live music. Soundproofing is already installed.

My client would be more than happy to meet with anyone who has any questions or concerns so please feel free to reach out and I will place you in touch. Thank you and have a great day.

Best regards,

Kimberly A. Summers, Esq.
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