



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

Method of Operation Change Application

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: May 2, 2025

Is location currently licensed? Yes No Type of license: OP

If alteration, describe nature of alteration: The licensee is requesting to add live music to its method of operation. They will have bands perform live music during karaoke performances.

Previous or current use of the location: Karaoke Bar

Corporation and trade name of current license: Baby Grand LES LLC d/b/a Baby Grand LES

APPLICANT:

Premise address: 187 Orchard Street, New York, NY 10002

Cross streets: Stanton and East Houston Streets

Name of applicant and all principals: Joseph Park and Michael Cortes

Trade name (DBA): Baby Grand LES

PREMISE:

Type of building and number of floors: Commercial/20 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 129

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) The current hours of operation are as follows: 5pm-2am Sunday to Wednesday and 5pm-3am Thursday to Saturday

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? 9 Total number of indoor seats? 52

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
2 stand-up bars: ground floor/semi-circle/12 feet and basement/square-rectangular/12 feet. Total of 10 bar stools.

*(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? Both

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?) 8

Will premise have music? Yes No

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

If other type, please describe Bands performing live music during karaoke performances

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: 120w Karaoke Amp Machine distributing to 5, 10" 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 licensee has security personnel to prevent vehicular traffic and crowd congestion in front of the premises.

Will there be security personnel? Yes No (If Yes, how many and when) _____
The licensee employs one doorman and one security personnel from Thursday to Saturday; other nights as necessary.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. The licensee trains its staff to ensure noise levels are in compliance with all local laws and regulations.

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: Baby Grand and Baby Grand LES

Address: 29 W 17th Street/55 McGuinness Blvd S/187 Orchard Street Community Board # Man CB3 and CB5/BK CB1

Dates of operation: June 2022-present/May 2017-May 2020/November 2024-Present

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.

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? 8

How many On-Premise (OP) liquor licenses are within 500 feet? 36

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 Karaoke Bar,

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-2am; Tue 5pm-2am; Wed 5pm-2am;

Thu 5pm-3am; Fri 5pm-3am; Sat 5pm-3am;

Sun 5pm-2am. (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: One doorman and one security personnel

6. I will install soundproofing, The licensee installed soundproofing for the active doorway to prevent noise from spilling into the street.

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 _____.
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: Michael Cortes

Phone Number: 631-680-3489

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	187 Orchard St, New York, New York, 10002
Geocode	Latitude: 40.72211 Longitude: -73.98831
Report Generated On	4/25/2025

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	293 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	726 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	865 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	885 ft
TURTLE DOVE LLC License ID: 0091-22-100761 Legacy Serial No.: 1271455	28 30 CLINTON ST STORE B NEW YORK, New York 10002	1,256 ft
ELIZABETH & VINE INC License ID: 0100-21-115687 Legacy Serial No.: 1192584	269 BOWERY NEW YORK, New York 10012	1,313 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	1,333 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	1,346 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	309 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
Baker Falls Enterprises LLC Application ID: NA-0370-24-146207	192 Allen St New York, New York 10002	114 ft
Pilgrim Souls LLC Application ID: NA-0340-24-142420	161 Ludlow St New York, NY 10002	289 ft
Jazz Genius Corporation Application ID: NA-0340-24-120475	151 Essex St New York, NY 10002	575 ft
133 ESSEX ASSOCIATES LLC Application ID: NA-0340-24-142520	133 Essex St New York, NY 10002	728 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
Baby Grand LES LLC License ID: 0370-24-136682 Legacy Serial No.: 6045527	187 Orchard St Store A New York, NY 10002	0 ft
PUB 138 INC License ID: 0370-23-136937 Legacy Serial No.: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	77 ft
Idleflora LLC License ID: 0340-24-132720 Legacy Serial No.: 6041475	188 Allen St New York, NY 10002	116 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	117 ft
ORCHARD STREET RESTAURANT LLC & COSMIC DEBRIS LLC License ID: 0340-23-132646 Legacy Serial No.: 1219676	187 ORCHARD STREET E HOUSTOH ST & STANTON ST NEW YORK, New York 10002	182 ft
OSTERIA GRANO LLC License ID: 0340-22-104472 Legacy Serial No.: 1281633	175 LUDLOW ST NEW YORK, New York 10002	193 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	204 ft
HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839	172 ORCHARD ST NEW YORK, New York 10002	211 ft
LION HOSPITALITY LLC License ID: 0340-22-111231 Legacy Serial No.: 1339355	84 STANTON ST NEW YORK, New York 10002	215 ft
EPSTEINS BAR LLC License ID: 0370-23-137572 Legacy Serial No.: 1303829	82 STANTON ST NEW YORK, New York 10002	223 ft
EASTERN DISTRICT OPERATIONS LLC License ID: 0340-23-130765 Legacy Serial No.: 1329636	177 LUDLOW ST NEW YORK, New York 10002	227 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	229 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	258 ft
SWEET CHICK LES LLC License ID: 0340-22-112621 Legacy Serial No.: 1274831	178 LUDLOW ST NEW YORK, New York 10002	263 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
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	264 ft
JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888	173 LUDLOW ST NEW YORK, New York 10002	279 ft
168 ORCHARD ST PARTNERS INC License ID: 0370-24-123085 Legacy Serial No.: 6031536	168 170 ORCHARD ST NEW YORK, New York 10002	285 ft
95 STANTON STREET REST INC License ID: 0340-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	287 ft
GHVILLE INC License ID: 0340-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	322 ft
Two Doors Down NY LLC License ID: 0370-24-137045 Legacy Serial No.: 6045894	159 E Houston St New York, NY 10002	342 ft
White Horse Hospitality Group LLC License ID: 0340-25-107904 Legacy Serial No.: 6057444	162 Orchard Street New York, NY 10002	381 ft
THY TEAM INC License ID: 0340-24-125470 Legacy Serial No.: 6034006	108 STANTON ST NEW YORK, NY 10002	385 ft
12 FIRST AVE RESTAURANT CORP License ID: 0340-23-137730 Legacy Serial No.: 1236229	76 E 1ST ST AKA 12 1ST AVE NEW YORK, New York 10009	408 ft
158 LUDLOW REST LLC License ID: 0370-24-130274 Legacy Serial No.: 6038945	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002	417 ft
Apt 5 LLC License ID: 0370-24-124394 Legacy Serial No.: 6032903	157 Ludlow St New York, New York 10002	419 ft
S W MONTE INC License ID: 0370-23-165259 Legacy Serial No.: 6007658	217 E HOUSTON ST NEW YORK, NY 10002	434 ft
SAFF INC License ID: 0340-23-131154 Legacy Serial No.: 1024136	249 ELDRIDGE STREET NEW YORK, New York 10002	437 ft
DML HOSPITALITY GROUP LLC License ID: 0340-25-103653 Legacy Serial No.: 6053115	112 Stanton St New York, NY 10002	437 ft
GOLDEN C HOSPITALITY INC License ID: 0340-23-131727 Legacy Serial No.: 1271096	13 1ST AVE 72 E 1ST STREET NEW YORK, New York 10003	449 ft
MONEYGOROUND INC License ID: 0370-24-115619 Legacy Serial No.: 6023903	235 ELDRIDGE ST NEW YORK, New York 10002	454 ft
REQUISITE BOOTIE INC License ID: 0340-23-131657 Legacy Serial No.: 1024348	14 1ST AVENUE NEW YORK, New York 10009	458 ft
MAMAMIA CORP License ID: 0340-25-104138 Legacy Serial No.: 6053607	231 ELDRIDGE ST NEW YORK, New York 10002	461 ft
OWLINGS INC License ID: 0370-24-133643 Legacy Serial No.: 6042430	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	477 ft
Winhall Station LLC License ID: 0370-24-131796	154 Orchard St Stores C & D	480 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
Legacy Serial No.: 6040502	New York, New York 10002	
UBER CAFFE LLC License ID: 0340-23-134800 Legacy Serial No.: 1268136	116 STANTON ST NEW YORK, New York 10002	483 ft
Brenmck LLC License ID: 0370-24-127244 Legacy Serial No.: 6035824	16 First Ave New York, NY 10009	492 ft
LIQUID SAMURAI LLC License ID: 0340-23-138090 Legacy Serial No.: 1283751	245 ELDRIDGE ST NEW YORK, New York 10002	497 ft
REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	506 ft
ALLEGRA ALLEGRA INC License ID: 0370-24-109396 Legacy Serial No.: 6017468	15 1ST AVENUE NEW YORK, New York 10003	514 ft
DANIEL CABA License ID: 0340-23-138172 Legacy Serial No.: 1332083	117 STANTON ST NEW YORK, New York 10002	514 ft
FOOLS GOLD NYC LLC License ID: 0370-24-110155 Legacy Serial No.: 6018263	145 E HOUSTON ST NEW YORK, New York 10002	538 ft
New Copper & Oak LLC License ID: 0370-25-100410 Legacy Serial No.: 6049811	157 159 Allen Street Store 1 New York, NY 10002	551 ft
NISHIWAKI LLC License ID: 0340-23-129414 Legacy Serial No.: 1299911	217 ELDRIDGE ST NEW YORK, New York 10002	557 ft
HUNGRY HOSPITALITY LLC License ID: 0340-24-124359 Legacy Serial No.: 6032862	24 1ST AVE AKA 101 E 2ND ST NEW YORK, NY 10009	574 ft
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	580 ft
DOWNTOWN DINING LLC License ID: 0370-24-137018 Legacy Serial No.: 6045867	5 AVENUE A NEW YORK, New York 10009	583 ft
D&C SOCIAL CLUB INC License ID: 0349-24-126930 Legacy Serial No.: 6035487	141 E HOUSTON ST NEW YORK, New York 10002	589 ft
CRAWFORD FLICK INC License ID: 0340-23-131210 Legacy Serial No.: 1024603	7 AVENUE A NEW YORK, New York 10009	597 ft
JJD GROUP LLC License ID: 0370-23-132625 Legacy Serial No.: 1210668	9 AVENUE A HOUSTON & 1ST AVE NEW YORK, New York 10009	610 ft
SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412	139 LUDLOW ST NEW YORK, New York 10002	619 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	631 ft
AVENUE A PIZZA LLC License ID: 0340-24-122259 Legacy Serial No.: 6030690	15 Avenue A New York, New York 10009	653 ft
MAYREE TEAMWORK PLUS CORPORATION License ID: 0340-23-132925 Legacy Serial No.: 1349921	58 E 1ST ST NEW YORK, New York 10003	658 ft

Active On Premises Liquor Licenses within 750 feet

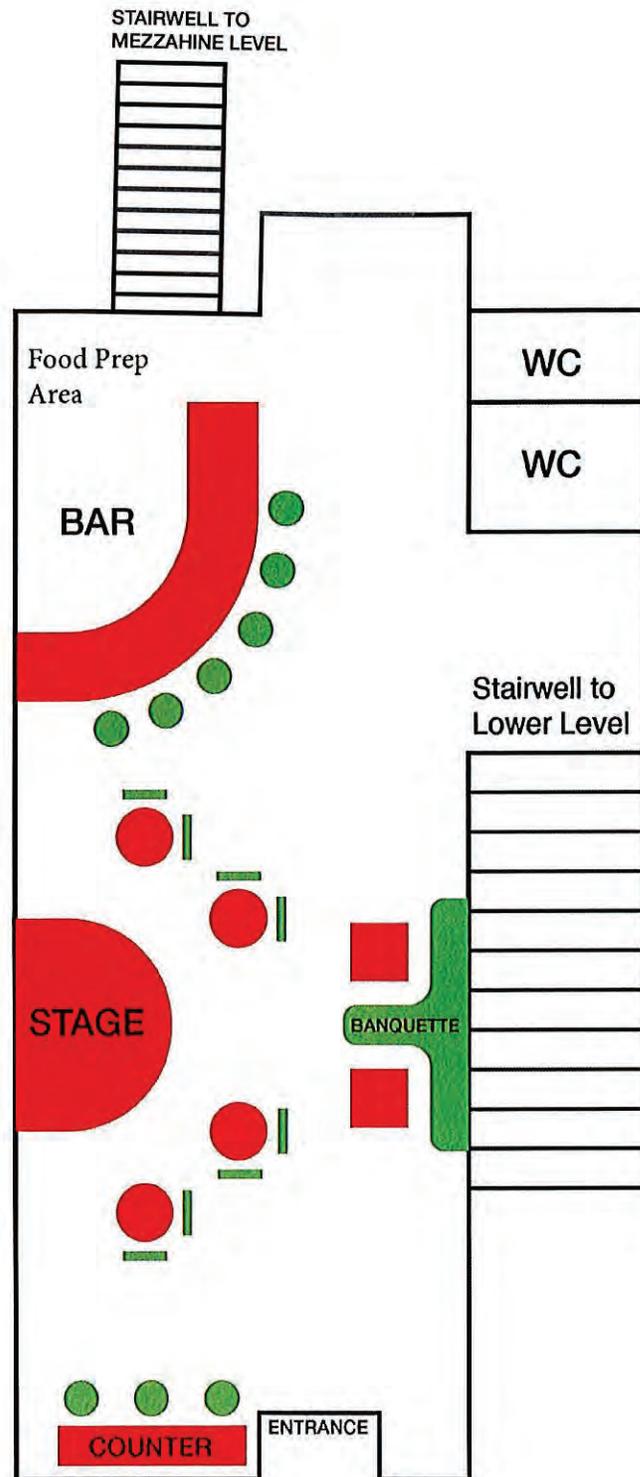
Name	Address	Distance
SAUCE MANAGEMENT II LLC License ID: 0340-23-133449 Legacy Serial No.: 1354602	78 84 RIVINGTON ST NEW YORK, New York 10002	659 ft
PRUNE LLC License ID: 0340-22-110346 Legacy Serial No.: 1100479	54 E 1ST STREET 1ST & 2ND AVENUE NEW YORK, New York 10003	670 ft
ROBERT SANDS INC License ID: 0370-23-161618 Legacy Serial No.: 6003983	12 AVENUE A HOUSTON & FIRST NEW YORK, NY 10009	685 ft
FOUNDATION LOUNGE CORP License ID: 0370-23-135024 Legacy Serial No.: 1280506	137 ESSEX ST NEW YORK, New York 10002	686 ft
KELTIC LOUNGE INC License ID: 0370-23-160789 Legacy Serial No.: 6003151	132 LUDLOW ST NEW YORK, NY 10002	692 ft
Cactus Wren LLC License ID: 0340-25-105715 Legacy Serial No.: 6055211	98 Rivington St New York, NY 10002	695 ft
DOUBLE DOWN NYC LLC License ID: 0370-24-116117 Legacy Serial No.: 6024409	14 AVENUE A HOUSTON & E 2ND STREET NEW YORK, New York 10009	697 ft
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	697 ft
23AVEBAR CORP License ID: 0340-23-160246 Legacy Serial No.: 6002607	23 AVENUE A NEW YORK, NY 10009	710 ft
SWAUTO LTD License ID: 0370-24-110015 Legacy Serial No.: 6018122	25 AVENUE A NEW YORK, New York 10009	725 ft
Bar On Houston LLC, The License ID: 0370-24-140091 Legacy Serial No.: 6048989	244 E Houston St New York, NY 10002	727 ft

Baby Grand LES

187 Orchard Street

New York, NY 10002

Ground Floor Diagram



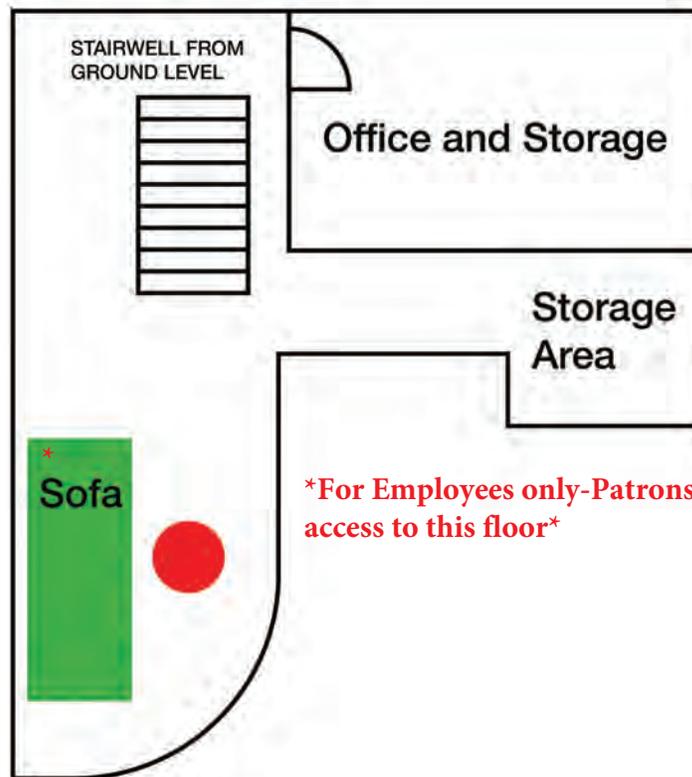
ORCHARD STREET

Baby Grand LES

187 Orchard Street

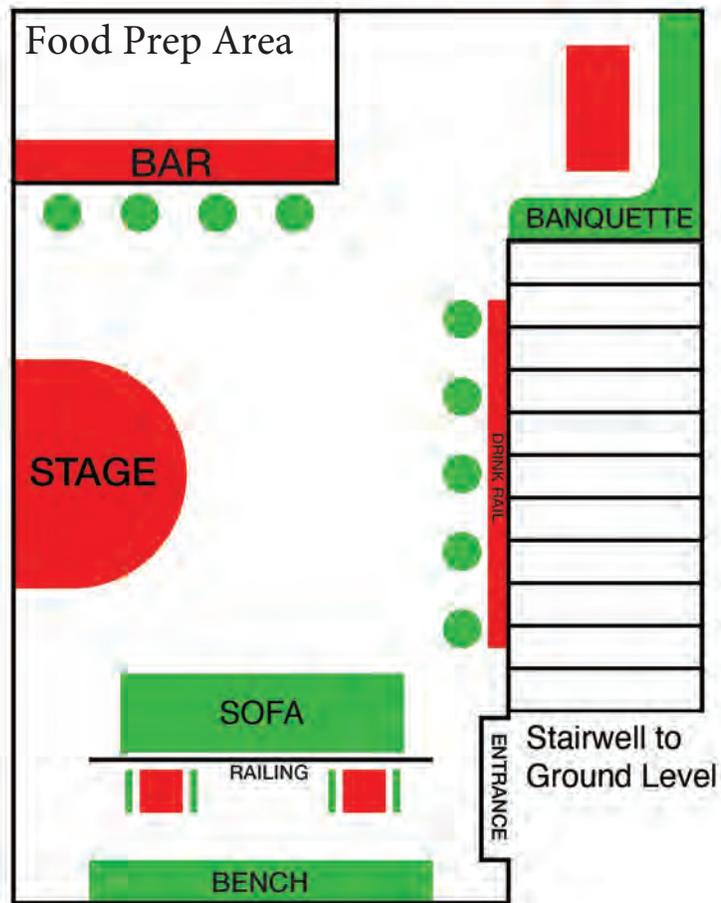
New York, NY 10002

Mezzanine (Second) Floor Diagram



Baby Grand LES

187 Orchard Street
New York, NY 10002
Cellar Diagram



SNACKS

BAGEL BITES \$8

A CHILDHOOD CLASSIC!
5 BITE-SIZED PIZZA BAGELS

HOT NUTS \$5

TOASTED NUTS IN A BAG
YOUR CHOICE OF CAJUN OR WASABI

PRETZELS \$7

A GERMAN STYLE SOFT PRETZEL
WITH A SIDE OF HONEY MUSTARD