



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: 07/18/2025

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

If alteration, describe nature of alteration:

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: MATSONURI KITCHEN RESTAURANT LLC(PENDING APP)

APPLICANT:

Premise address: 201 ALLEN ST

Cross streets: EAST HOUSTON

Name of applicant and all principals: MUSCHE LLC,

Trade name (DBA): TBD

Community Board Statement

To the Esteemed Members of the Community Board,

I am pleased to submit this proposal on behalf of **MUSCHE LLC**, a hybrid café and social lounge intended to serve as a welcoming, multi-use space for residents and visitors throughout the day and into the late evening. Our mission is to provide a responsible, vibrant, and well-managed environment that blends food, beverage, and light entertainment in a way that enriches the neighborhood experience.

Core Business Information

- **Business Name:** MUSCHE LLC
- **Proposed Hours:** 6:30 AM – 2:30 AM
- **Service Style:** Counter Service Only (No Table Service)
- **Kitchen Setup:** No full kitchen; limited food prep area using warming, toasting, refrigeration, and cold storage only.

What We Offer the Community

- **Morning Café Vibes** – Artisan coffee, teas, and light breakfast with Wi-Fi and soft seating
- **Evening Social Atmosphere** – Craft beer, wine, and simple savory bites for guests enjoying billiards, air hockey, and karaoke
- **No Deep Frying or Open Flames** – Entirely low-impact kitchen equipment only
- **Community-Oriented Events** – Small group gatherings, open-mic nights, live acoustic sets, and family-friendly hours

Community Commitments

- Sound mitigation for live music and karaoke
- Responsible beverage service and trained staff
- Litter-free storefront and active sidewalk management
- Limited capacity and noise controls to preserve neighborhood peace
- Rotating features of local food vendors, artists, and makers

Conclusion

We intend for **MUSCHE** to serve as a safe, modern café-lounge where local residents can connect, relax, and enjoy themselves responsibly. Our goal is to create a space that feels like a natural extension of the community—not a disruption to it.

Thank you for your time and thoughtful consideration.

PREMISE:

Type of building and number of floors: MIXED USE-6 STORY BUILDING

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 _____

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, 12C

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) 6:30AM-2:00AM EVERYDAY

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? 16

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 CUSTOMER
BAR. NO BAR SEATS

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

Does premise have a full kitchen? ☐ Yes ☒ No

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

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

What are the hours the kitchen will be open? 6:30AM-2:00AM

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

How many employees will there be? _____

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: _____

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? N/A

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.") _____

I will have a staff person responsible for ensuring no loitering, noise or crowds outside. _____

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. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.

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: VILLAGE CRAFT BEER & SMOKE

Address: 136 1ST AVE NY NY 10009//52 LAGUARDIA PLACE, NY NY 10012 Community Board # _____

Dates of operation: 2018 ONWARDS

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? 3(RESTAURANT,GROCERY,BAR)

How many On-Premise (OP) liquor licenses are within 500 feet? 31

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 COFFEE AND CRAFT BEER
☐ 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 6:30AM-2:00AM; Tue 6:30AM-2:00AM; Wed 6:30AM-2:00AM;
Thu 6:30AM-2:00AM; Fri 6:30AM-2:00AM; Sat 6:30AM-2:00AM;
Sun 6:30AM-2:00AM. (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 _____.
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: MURAD MEGHANI

Phone Number: 86-281-8938

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	201 Allen St, New York, New York, 10002
Geocode	Latitude: 40.72248 Longitude: -73.98911
Report Generated On	7/25/2025

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	523 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	822 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	949 ft
ELIZABETH & VINE INC License ID: 0100-21-115687 Legacy Serial No.: 1192584	269 BOWERY NEW YORK, New York 10012	1,058 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	1,109 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	1,374 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	1,561 ft
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002	1,561 ft

Schools within 500 Feet		
Name	Address	Distance
FORSYTHE SATELLITE ACADEMY	198 FORSYTH ST NEW YORK, NY 10002	413 ft
CASCADES HIGH SCHOOL	198 FORSYTH ST-3RD FL NEW YORK, NY 10002	413 ft

Churches within 500 Feet		
Name	Address	Distance
Nativity Missn Cntr		337 ft
Assafa Islamic Center, Inc. - Assafa Masjid		400 ft
The Village Institute Of Psychotherapy		491 ft

Pending On Premises Liquor Licenses within 250 Feet		
Name	Address	Distance
Daisy Doodle LLC Application ID: NA-0340-25-116175	217 Eldridge St New York, NY 10002	421 ft

Active On Premises Liquor Licenses within 250 Feet		
Name	Address	Distance
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	141 ft
Two Doors Down NY LLC License ID: 0370-24-137045 Legacy Serial No.: 6045894	159 E Houston St New York, NY 10002	143 ft
Baker Falls Enterprises LLC License ID: 0370-25-111964 Legacy Serial No.: 6061600	192 Allen St New York, NY 10002	157 ft

SAFF INC License ID: 0370-23-131154 Legacy Serial No.: 1024136	249 ELDRIDGE STREET NEW YORK, NY 10002	193 ft
Idleflora LLC License ID: 0340-24-132720 Legacy Serial No.: 6041475	188 Allen St New York, NY 10002	202 ft
MONEYGOROUND INC License ID: 0370-24-115619 Legacy Serial No.: 6023903	235 ELDRIDGE ST NEW YORK, New York 10002	222 ft
LIQUID SAMURAI LLC License ID: 0340-23-138090 Legacy Serial No.: 1283751	245 ELDRIDGE ST NEW YORK, New York 10002	239 ft
MAMAMIA CORP License ID: 0340-25-104138 Legacy Serial No.: 6053607	231 ELDRIDGE ST NEW YORK, New York 10002	241 ft
Baby Grand LES LLC License ID: 0370-24-136682 Legacy Serial No.: 6045527	187 Orchard St Store A New York, NY 10002	259 ft
PUB 138 INC License ID: 0370-23-136937 Legacy Serial No.: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	284 ft
FOOLS GOLD NYC LLC License ID: 0370-24-110155 Legacy Serial No.: 6018263	145 E HOUSTON ST NEW YORK, New York 10002	286 ft
EPSTEINS BAR LLC License ID: 0370-23-137572 Legacy Serial No.: 1303829	82 STANTON ST NEW YORK, New York 10002	316 ft
LION HOSPITALITY LLC License ID: 0340-22-111231 Legacy Serial No.: 1339355	84 STANTON ST NEW YORK, New York 10002	327 ft
O&C SOCIAL CLUB INC License ID: 0349-24-126930 Legacy Serial No.: 6035487	141 E HOUSTON ST NEW YORK, New York 10002	335 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	343 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	354 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	374 ft
REQUISITE BOOTIE INC License ID: 0340-23-131657 Legacy Serial No.: 1024348	14 1ST AVENUE NEW YORK, New York 10009	397 ft
HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839	172 ORCHARD ST NEW YORK, New York 10002	400 ft
ALLEGRA ALLEGRA INC License ID: 0370-24-109396 Legacy Serial No.: 6017468	15 1ST AVENUE NEW YORK, New York 10003	409 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	411 ft
Brenmck LLC License ID: 0370-24-127244 Legacy Serial No.: 6035824	16 First Ave New York, NY 10009	448 ft
OSTERIA GRANO LLC License ID: 0340-22-104472 Legacy Serial No.: 1281633	175 LUDLOW ST NEW YORK, New York 10002	451 ft
GHVILLE INC License ID: 0340-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	457 ft
169 ORCHARD ST PARTNERS, INC. License ID: 0370-24-123085 Legacy Serial No.: 6031536	168 170 ORCHARD ST NEW YORK, New York 10002	461 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	461 ft
MAYREE TEAMWORK PLUS CORPORATION License ID: 0340-23-132925 Legacy Serial No.: 1349921	58 E 1ST ST NEW YORK, New York 10003	465 ft
PRUNE LLC License ID: 0340-22-110346 Legacy Serial No.: 1100479	54 E 1ST STREET 1ST & 2ND AVENUE NEW YORK, New York 10003	468 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	481 ft
EASTERN DISTRICT OPERATIONS LLC License ID: 0340-23-130765 Legacy Serial No.: 1329636	177 LUDLOW ST NEW YORK, New York 10002	481 ft
95 STANTON STREET REST INC License ID: 0340-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	481 ft

REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	501 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	516 ft
SWEET CHICK LES LLC License ID: 0340-22-112621 Legacy Serial No.: 1274831	178 LUDLOW ST NEW YORK, New York 10002	521 ft
White Horse Hospitality Group LLC License ID: 0340-25-107904 Legacy Serial No.: 6057444	162 Orchard Street New York, NY 10002	526 ft
Pilgrim Souls LLC License ID: 0340-25-110345 Legacy Serial No.: 6059932	161 Ludlow St New York, NY 10002	532 ft
JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888	173 LUDLOW ST NEW YORK, New York 10002	535 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	535 ft
New Copper & Oak LLC License ID: 0370-25-100410 Legacy Serial No.: 6049811	157 159 Allen Street Store 1 New York, NY 10002	550 ft
Winhall Station LLC License ID: 0370-24-131796 Legacy Serial No.: 6040502	154 Orchard St Stores C & D New York, New York 10002	610 ft
Apt 5 LLC License ID: 0370-24-124394 Legacy Serial No.: 6032903	157 Ludlow St New York, New York 10002	625 ft
THY TEAM INC License ID: 0340-24-125470 Legacy Serial No.: 6034006	108 STANTON ST NEW YORK, NY 10002	632 ft
158 LUDLOW REST LLC License ID: 0370-24-130274 Legacy Serial No.: 6038945	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002	644 ft
S W MONTE INC License ID: 0370-23-165259 Legacy Serial No.: 6007658	217 E HOUSTON ST NEW YORK, NY 10002	663 ft
DML HOSPITALITY GROUP LLC License ID: 0340-25-103653 Legacy Serial No.: 6053115	112 Stanton St New York, NY 10002	687 ft
OWLINGS INC License ID: 0370-24-133643 Legacy Serial No.: 6042430	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	690 ft
IS CHRYSTIE MANAGEMENT LLC & JJ HOSPITALITY 2 LLC License ID: 0340-23-136084 Legacy Serial No.: 1298195	215 CHRYSTIE ST JULES@BRPCLAW.COM NEW YORK, New York 10002	696 ft
215 CHRYSTIE LLC & IS CHRYSTIE MANAGEMENT LLC License ID: 0343-23-107027 Legacy Serial No.: 1298196	215 CHRYSTIE ST NEW YORK, NY 10002	696 ft
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	698 ft
UBER CAFFE LLC License ID: 0340-23-134800 Legacy Serial No.: 1268136	116 STANTON ST NEW YORK, New York 10002	730 ft
SAUCE MANAGEMENT II LLC License ID: 0340-23-133449 Legacy Serial No.: 1354602	78 84 RIVINGTON ST NEW YORK, New York 10002	735 ft
MACPER LLC License ID: 0370-23-138628 Legacy Serial No.: 1283410	41 1ST AVE NEW YORK, New York 10003	740 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	744 ft



BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

CERTIFICATE OF OCCUPANCY No. 16028

1930

Supersedes Certificate of Occupancy No.

To the owner or owners of the building:

New York Jan. 16, 1930

THIS CERTIFIES that the building located on Block 417 , Lot 89

known as 201-3 Allen Street

under a permit, Application No. 278 N.B. of 1927 conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of ~~nonfireproof~~ construction within the meaning of the building code and may be used and occupied as a ~~business and~~ ^{residence} building as hereinafter qualified, in a ~~business~~ district under the building zone resolution, subject to all the privileges, requirements, limitations and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					Tenement
1st Story	120			20	Stores
2nd to 6th Story	40 on each				Tenement

This certificate is issued to

 Arthur Alkier,
404 Rugby Rd.
Brooklyn, N.Y.

for the owner or his agent

The superimposed, uniformly distributed loads, or their equivalent concentrated loads in any story shall not exceed the live loads specified above; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

Unless specifically stated above, the building or any part thereof, if certified as a public building, shall not be used as a building in which persons are harbored to receive medical, charitable or other care or treatment, such as a hospital, asylum, etc., or in which persons are held or detained under legal restraint, such as a police station, jail, etc.; nor shall it be used as a motion picture theatre as defined in section 30, chapter 3, Code of Ordinances; nor as a theatre or opera house or other building intended to be used for theatrical or operatic purposes, or for public entertainment of any kind, for the accommodation of more than 300 persons.

Unless specifically stated above, the building or any part thereof, if certified as a residence building, shall not be used as a tenement house as defined in the tenement house law; nor shall it be used as any form of residence building having more than 15 sleeping rooms; nor shall it be used as a lodging house within the meaning of Sec. 1305 of the Greater New York Charter.

Unless specifically stated above, the building or any part thereof, if certified as a business building, shall not be used as a garage, motor vehicle repair shop or oil selling station as defined in section 1, chapter 10, Code of Ordinances; nor shall it be used for the generation or compression of acetylene; nor as a factory building as defined in the labor law; nor as a grain elevator; nor as a coal pocket.

Except as otherwise noted above, the building, or any part thereof, if located elsewhere than in an unrestricted district, shall not be used for any of the purposes enumerated in paragraph (a) of section 4 of the building zone resolution; nor for any trade, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise; nor for any kind of manufacturing not already prohibited, except that, if located in a business district, not more than twenty-five per cent. of the total floor space may be so used, or space equal to the area of the lot in any case.

Except as otherwise noted above, the building, if certified as a garage, may not be used for more than five cars on any portion of a street between two intersecting streets, in which portion there exists an exit from or an entrance to a public school, or in which portion there exists any hospital maintained as a charitable institution; and in no case within a distance of 200 feet from the nearest exit from or entrance to a public school; nor within two hundred feet of any hospital maintained as a charitable institution.

If the building has, at any time previous to the issuance of this certificate, been the subject of an appeal to the board of appeals or of a petition to the board of standards and appeals resulting in modification or variation of law or any lawful requirement, the construction and arrangement of the building as specified in the resolution granting such modification or variation, must be maintained, and all conditions imposed by either board must be observed.

No change or re-arrangement in the structural parts of the building, or affecting the lighting or ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located, until an approval of the same has been obtained from the superintendent of buildings.

This certificate supersedes each and every previously issued certificate of occupancy for this building or any part thereof, and each and every such previously issued certificate shall be null and void; and this certificate in turn becomes null and void upon the issuance of any new lawful certificate.

This certificate does not in any way relieve the owner or owners, or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permits or licenses as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

This certificate does not authorize the use or operation of any elevator in the building without the special certificate required by section 563 of the building code.

If the building is or is required to be equipped with standpipes or other fire extinguishing or gas shut off appliances, this certificate is not complete until such standpipes or other appliances have been inspected by the fire department (or by the Tenement House Department, in the case of a gas shut off in a tenement house) and approved in writing, either in a separate certificate or by endorsement upon this certificate. (Space for such endorsement is provided on page 4 of this certificate.)

If this certificate is marked "Temporary," it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to a tenement house unless also approved by the tenement house commissioner; and it must be replaced by a full certificate as soon as the entire building is completed according to law and ready for occupancy.

The word "class" as used in this certificate refers to the classification of buildings in the building code (section 70).

This certificate is issued in accordance with the provisions of section 411-a of the Greater New York Charter and of section 5 of chapter 5 (Building Code) of the Code of Ordinances of the City of New York.

Examined *67*

Charles J. ...
Superintendent of Buildings, Borough of Manhattan.

Additional copies of this certificate will be issued, upon written request, to persons having a proprietary interest in the building.

Matsunori Kitchen Restaurant LLC | Active

Premises Details	
Premises Name	Matsunori Kitchen Restaurant LLC
DBA	Toka Chef Kitchen
License ID	0524-25-02407
Legacy Serial No.	6051846
Category	Temporary
Description	Temporary retail
Address	201 Allen St New York, NY 10002 New York County

License Details	
Lic Type	2
Lic Class	524
# of Additional Bars	0
Lic Exp Date	8/6/2025
Lic Eff Date	2/7/2025
Lic Iss Date	2/7/2025
Lic Org Date	2/7/2025
Status	Active

Principal(s)	
Not Available for Display	

Matsunori Kitchen Restaurant LLC | Pending

Premises Details	
Premises Name	Matsunori Kitchen Restaurant LLC
DBA	Toka Chef Kitchen
Application ID	NA-0240-25-100253
Category	On Premises Wine
Description	Restaurant
Address	201 Allen St New York, NY 10002 New York County

License Details	
Lic Type	1
Lic Class	240
Received Date	1/6/2025
Status	Under Review

Principal(s)	
Not Available for Display	

NYCityMap Lot Info



Lot Information

Borough: Manhattan

Block: 417

Lot: 19

BBL: 1004170019

ZIP: 10002

Owner: ALLEN HOUSE, LLC C/O

Lot Area: 2,851 sf

Lot Frontage: 48.25'

Lot Depth: 59.08'

Number of Buildings: 1

Number of Floors: 6

Gross Floor Area: 12,456 sf (estimated)

Residential Units: 27

Total Units: 30

Land Use: Mixed Residential & Commercial Buildings

Zoning: C4-4A

Commercial Overlay: None

Zoning Map #: 12c

[Learn more about zoning](#)

Department of City Planning

[Zoning & Land Use Map \(Zola\)](#)

Department of Finance

[Automated City Register Information System \(ACRIS\)](#)

Building Information

Building Identification Number (BIN): 1005543

Construction Year: 1900

Roof Height: 63.46'

[Street View](#)

Department of Buildings

[Property Profile](#)

[OATH/ECB Violations](#)

[Elevator Records](#)

City Services

Fire Battalion: 4

Fire Company: L 18

Health Area: 6500

Health Center District: 14

Police Precinct: 5

Sanitation District: 03

Sanitation Subdistrict: 2A

School District: 01

Political Districts

Election District: 042

New York City

Manhattan Community District 3

City Council District 1 ([Christopher Marte](#))
Municipal Court District 2

New York State

State Assembly District 65 ([Grace Lee](#))
State Senate District 27 ([Brian Kavanagh](#))

United States

Congressional District 10 (Daniel Goldman)

US Census Data

Tract: [1003601](#)

Neighborhood Tabulation Area (NTA): [Lower East Side](#)

VILLAGE CRAFT BEER & SMOKE II LLC | Active

Premises Details

Premises Name	VILLAGE CRAFT BEER & SMOKE II LLC
License ID	0081-21-106764
Legacy Serial No.	1337078
Category	Off Premises Beer
Description	Grocery Store
Address	552 LAGUARDIA PL NEW YORK, New York 10012 New York County

License Details

Lic Type	1
Lic Class	81
# of Additional Bars	0
Lic Exp Date	11/30/2027
Lic Eff Date	12/1/2024
Lic Iss Date	11/18/2024
Lic Org Date	11/18/2024
Status	Active

Principal(s)

Kurani, Aliaf

MUSCHE LLC – *Draft* Menu (Community Board Version)

Operating Hours: 6:30 AM – 2:30 AM

Service Style: Counter Service | Food Prep Only (No Full Kitchen)

Daytime Menu (6:30 AM – 4:00 PM)

Coffee & Tea

- Drip Coffee, Espresso, Cold Brew
- Lattes (Vanilla, Caramel, Chai), Matcha
- Herbal & Iced Teas
- Bottled Sparkling Teas & Beverages

Pressed or Chilled Sandwiches

- Turkey & Havarti on Multigrain
- Roasted Veggie Wrap with Hummus (*Vegan*)
- Tomato, Mozzarella, and Pesto Ciabatta (*Vegetarian*)

Evening Menu (4:00 PM – 2:30 AM)

Craft Beverages

- Rotating Local Drafts & Canned Beer
- Red, White, and Rosé Wines by the Glass
- Cider & Hard Seltzers
- Zero-Proof Beers & Sparkling Mocktails

Small Bites & Shareables

- Warmed Mini Empanadas (Beef, Chicken, Veggie)
- Chips with Guacamole & House Salsa
- Pretzel Bites with Mustard or Beer Cheese Dip
- Charcuterie & Cheese Cups
- Crudit  Cups with Hummus Trio

Desserts

- Freshly Baked Cookies
- Cheesecake Cups (rotating flavors)
- Affogato (Espresso over Vanilla Bean Ice Cream)

201 Allen street.
Hudson street

Restaurant
Korean. Restaurant
Restaurant
Store closed
Restaurant Food
Appldant ←
Fafel food.
Driveway
Building. House.

Allen street

Restaurant
Restaurant
Restaurant
Vacant
Restaurant Bar
Hotel
Restaurant
Convenience store.
Restaurant

Stanton street

Residential Apartment
Vacant
← vacant
Trading in

Deli
Vacant
Restaurant
Social club
Bakery
Leather store

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	201 Allen St, New York, New York, 10002
Geocode	Latitude: 40.72248 longitude: -73.98911
Report Generated On	4/29/2025

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	523 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	822 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	949 ft
ELIZABETH & VINE INC License ID: 0100-21-115687 Legacy Serial No.: 1192584	269 BOWERY NEW YORK, New York 10012	1,058 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	1,109 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	1,374 ft
TURTLE DOVE LLC License ID: 0091-22-100761 Legacy Serial No.: 1271455	28 30 CLINTON ST STORE B NEW YORK, New York 10002	1,515 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	1,561 ft

Schools within 500 feet		
Name	Address	Distance
CASCADES HIGH SCHOOL	198 FORSYTH ST-3RD FL NEW YORK, NY 10002	413 ft
FORSYTHE SATELLITE ACADEMY	198 FORSYTH ST NEW YORK, NY 10002	413 ft

Churches within 500 feet

Name	Distance
Nativity Missn Cntr	337 ft
Assafa Islamic Center, Inc. - Assafa Masjid	400 ft
The Village Institute Of Pyschotherapy	491 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	157 ft
Pilgrim Souls LLC Application ID: NA-0340-24-142420	161 Ludlow St New York, NY 10002	532 ft

Active On Premises Liquor Licenses within 750 feet

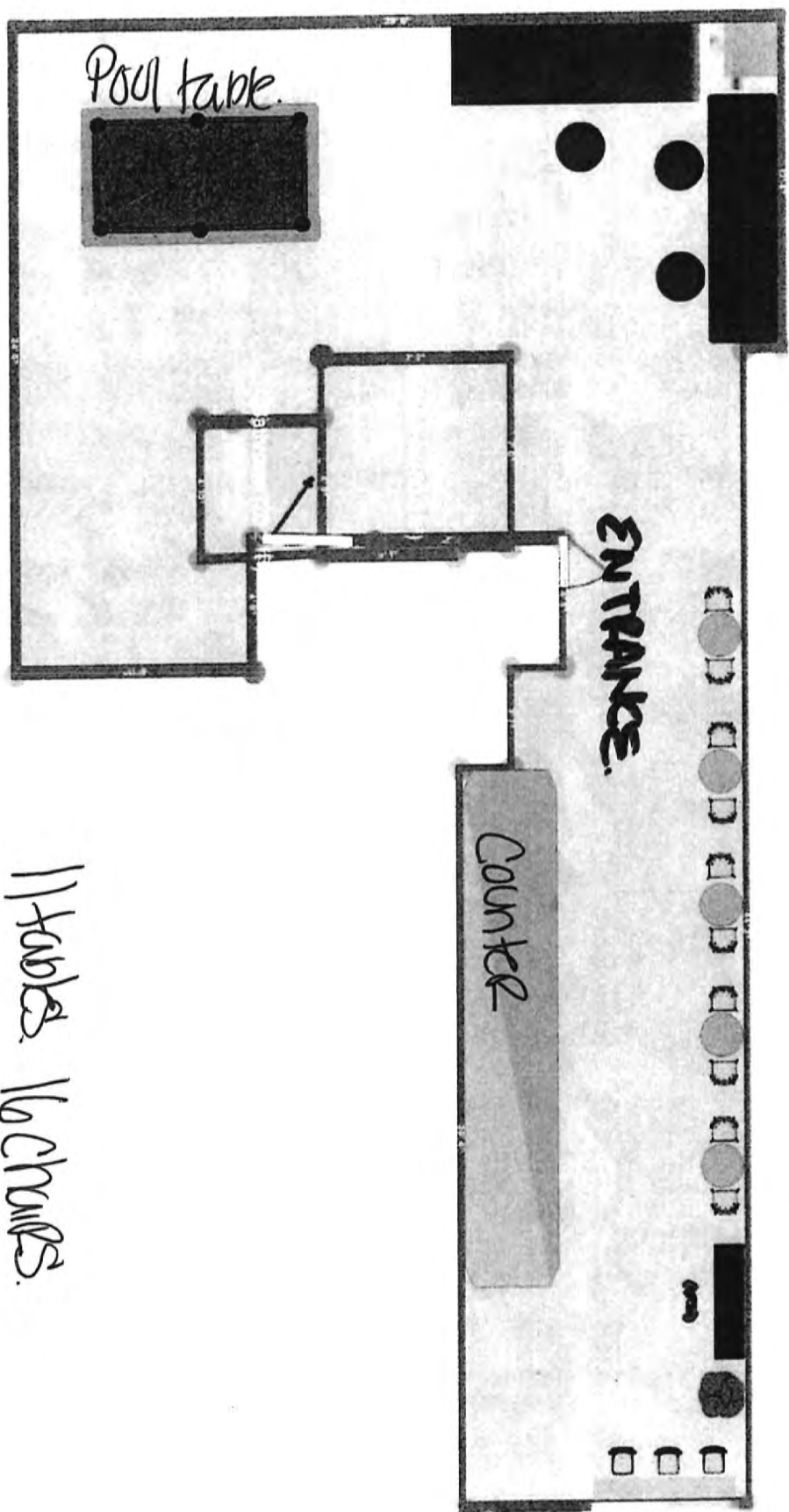
Name	Address	Distance
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC License ID: 0343-22-127335 Legacy Serial No.: 1192619	190 ALLEN STREET STANTON & EAST HOUSTON STREETS NEW YORK, New York 10002	141 ft
Two Doors Down NY LLC License ID: 0370-24-137045 Legacy Serial No.: 6045894	159 E Houston St New York, NY 10002	143 ft
SAFF INC License ID: 0370-23-131154 Legacy Serial No.: 1024136	249 ELDRIDGE STREET NEW YORK, New York 10002	193 ft
Idleflora LLC License ID: 0340-24-132720 Legacy Serial No.: 6041475	188 Allen St New York, NY 10002	202 ft
MONEYGOROUND INC License ID: 0370-24-115619 Legacy Serial No.: 6023903	235 ELDRIDGE ST NEW YORK, New York 10002	222 ft
LIQUID SAMURAI LLC License ID: 0340-23-138090 Legacy Serial No.: 1283751	245 ELDRIDGE ST NEW YORK, New York 10002	239 ft
MAMAMIA CORP License ID: 0340-25-104138 Legacy Serial No.: 6053607	231 ELDRIDGE ST NEW YORK, New York 10002	241 ft
Baby Grand LES LLC License ID: 0370-24-136682 Legacy Serial No.: 6045527	187 Orchard St Store A New York, NY 10002	259 ft
PUB 138 INC License ID: 0370-23-136937 Legacy Serial No.: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	284 ft
FOOLS GOLD NYC LLC License ID: 0370-24-110155 Legacy Serial No.: 6018263	145 E HOUSTON ST NEW YORK, New York 10002	286 ft
EPSTEINS BAR LLC License ID: 0370-23-137572 Legacy Serial No.: 1303829	82 STANTON ST NEW YORK, New York 10002	316 ft
LION HOSPITALITY LLC License ID: 0340-22-111231 Legacy Serial No.: 1339355	84 STANTON ST NEW YORK, New York 10002	327 ft
D&C SOCIAL CLUB INC License ID: 0349-24-126930 Legacy Serial No.: 6035487	141 E HOUSTON ST NEW YORK, New York 10002	335 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
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	343 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	354 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	374 ft
REQUISITE BOOTIE INC License ID: 0340-23-131657 Legacy Serial No.: 1024348	14 1ST AVENUE NEW YORK, New York 10009	397 ft
HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839	172 ORCHARD ST NEW YORK, New York 10002	400 ft
ALLEGRA ALLEGRA INC License ID: 0370-24-109396 Legacy Serial No.: 6017468	15 1ST AVENUE NEW YORK, New York 10003	409 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	411 ft
NISHIWAKI LLC License ID: 0340-23-129414 Legacy Serial No.: 1299911	217 ELDRIDGE ST NEW YORK, New York 10002	423 ft
Brenmck LLC License ID: 0370-24-127244 Legacy Serial No.: 6035824	16 First Ave New York, NY 10009	448 ft
OSTERIA GRANO LLC License ID: 0340-22-104472 Legacy Serial No.: 1281633	175 LUDLOW ST NEW YORK, New York 10002	451 ft
GHVILLE INC License ID: 0340-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	457 ft
169 ORCHARD ST PARTNERS, INC. License ID: 0370-24-123085 Legacy Serial No.: 6031536	168 170 ORCHARD ST NEW YORK, New York 10002	461 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	461 ft
MAYREE TEAMWORK PLUS CORPORATION License ID: 0340-23-132925 Legacy Serial No.: 1349921	58 E 1ST ST NEW YORK, New York 10003	465 ft
PRUNE LLC License ID: 0340-22-110346 Legacy Serial No.: 1100479	54 E 1ST STREET 1ST & 2ND AVENUE NEW YORK, New York 10003	468 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	481 ft
EASTERN DISTRICT OPERATIONS LLC License ID: 0340-23-130765 Legacy Serial No.: 1329636	177 LUDLOW ST NEW YORK, New York 10002	481 ft
95 STANTON STREET REST INC License ID: 0340-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	481 ft
REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	501 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL F&B LLC License ID: 0343-22-130691	180 184 LUDLOW ST & BEVERAGE LLC	516 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
Legacy Serial No.: 1275487	NEW YORK, New York 10002	
SWEET CHICK LES LLC License ID: 0340-22-112621 Legacy Serial No.: 1274831	178 LUDLOW ST NEW YORK, New York 10002	521 ft
White Horse Hospitality Group LLC License ID: 0340-25-107904 Legacy Serial No.: 6057444	162 Orchard Street New York, NY 10002	526 ft
JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888	173 LUDLOW ST NEW YORK, New York 10002	535 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	535 ft
New Copper & Oak LLC License ID: 0370-25-100410 Legacy Serial No.: 6049811	157 159 Allen Street Store 1 New York, NY 10002	550 ft
Winhall Station LLC License ID: 0370-24-131796 Legacy Serial No.: 6040502	154 Orchard St Stores C & D New York, New York 10002	610 ft
Apt 5 LLC License ID: 0370-24-124394 Legacy Serial No.: 6032903	157 Ludlow St New York, New York 10002	625 ft
THY TEAM INC License ID: 0340-24-125470 Legacy Serial No.: 6034006	108 STANTON ST NEW YORK, NY 10002	632 ft
158 LUDLOW REST LLC License ID: 0370-24-130274 Legacy Serial No.: 6038945	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002	644 ft
S W MONTE INC License ID: 0370-23-165259 Legacy Serial No.: 6007658	217 E HOUSTON ST NEW YORK, NY 10002	663 ft
DML HOSPITALITY GROUP LLC License ID: 0340-25-103653 Legacy Serial No.: 6053115	112 Stanton St New York, NY 10002	687 ft
OWLINGS INC License ID: 0370-24-133643 Legacy Serial No.: 6042430	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	690 ft
215 CHRYSTIE LLC & IS CHRYSTIE MANAGEMENT LLC License ID: 0343-23-107027 Legacy Serial No.: 1298196	215 CHRYSTIE ST NEW YORK, NY 10002	696 ft
IS CHRYSTIE MANAGEMENT LLC & JJ HOSPITALITY 2 LLC License ID: 0340-23-136084 Legacy Serial No.: 1298195	215 CHRYSTIE ST JULES@BRPCLAW.COM NEW YORK, New York 10002	696 ft
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	698 ft
UBER CAFFE LLC License ID: 0340-23-134800 Legacy Serial No.: 1268136	116 STANTON ST NEW YORK, New York 10002	730 ft
SAUCE MANAGEMENT II LLC License ID: 0340-23-133449 Legacy Serial No.: 1354602	78 84 RIVINGTON ST NEW YORK, New York 10002	735 ft
MACPER LLC License ID: 0370-23-138628 Legacy Serial No.: 1283410	41 1ST AVE NEW YORK, New York 10003	740 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	744 ft



11 tables. 16 chairs.