

# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

[www.cb3manhattan.org](http://www.cb3manhattan.org) - [mn03@cb.nyc.gov](mailto: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:** October 2025

Is location currently licensed? ☒ Yes ☐ No    Type of license: On premises liquor

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Johannpro LLC d/b/a Excuse My French

### **APPLICANT:**

Premise address: 96 Orchard Street

Cross streets: Between Delancey and Broome Streets

Name of applicant and all principals: Present Momentz LLC

Timothy Christakis/Adam Webster

Trade name (DBA): Present Moments

**PREMISE:**

Type of building and number of floors: 5 story mixed use

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 50

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 4:00pm-12:00am; Thursday 4:00pm-1:00am;  
Friday/Saturday 3:00pm-1:00am

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? 2 Total number of indoor seats? 12

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1/12  
1, Approximately 26'6", right side

(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 \_\_\_\_\_  
New American

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? \_\_\_\_\_

How many employees will there be? 7-10

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

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: Ipod generated suspended 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? \_\_\_\_\_

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.") 1 employee will be designated to ensure that the sidewalk does not become congested with loiterers and Ubers and taxis are encouraged to drop off and pick up quickly and quietly

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) \_\_\_\_\_

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

Please attach plans. The above employee will be charged with the responsibility to keep the sidewalk orderly and quiet

Is sound proofing installed? ☒ Yes ☐ No and ownership and management will confine the restaurant noise to ambient background music only

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

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

\_\_\_\_\_  
\_\_\_\_\_

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

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. N/A

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? Please see attached

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

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 \_\_\_\_\_,  
☐ 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 4:00pm-12:00am; Tue 4:00pm-12:00am; Wed 4:00pm-12:00am;  
Thu 4:00pm-12:00am; Fri 3:00pm-12:00am; Sat 3:00pm-1:00am;  
Sun 4:00pm-12:00am. (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, (Supplement existing 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 1-2 private parties per month
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 7:00pm.
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: Timothy Christakis

Phone Number: (206) 861-9509



# Landess-Simon, Inc.

## Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

## Re: 96 Orchard Street

1. Grey Lady - 77 Delancey Street - (185')
2. Cowboy Tom's - 120 Orchard Street - (365')
3. The Gutter - 242 Broome Street - (402')
4. The DL - 95 Delancey Street - (401')
5. Virgo - 324 Grand Street - (478')
6. Ye's Apothecary - 119 Orchard Street - (348')
7. Attaboy - 134 Eldridge Street - (449')
8. Barrio Chino - 253 Broome Street - (178')
9. Las Lap - 74 Orchard Street - (326')
10. Cafe Katja - 79 Orchard Street - (331')
11. Bar Valentina - 85 Orchard Street - (217')
12. Sticky Rice - 85 Orchard Street - (233')
13. Duddley's - 85 Orchard Street - (183')
14. Dirt Candy - 86 Allen Street - (295')
15. Emma Peel Room - 266 Broome Street - (180')
16. Congee Village - 100 Allen Street - (141')
17. The Allen Hotel - 88 Allen Street - (234')
18. Empanada Mama - 95 Allen Street - (272')
19. Hotel Chantelle - 92 Ludlow Street - (237')
20. Milas & Chloe 81 - 81 Ludlow Street AKA 246 Broome Street - (221')
21. Eel Bar - 252 Broome Street - (150')
22. Sour Mouse - 110 Delancey Street - (447')
23. Menahata - 113 Ludlow Street - (483')
24. Good Thanks Cafe - 131 Orchard Street - (455')
25. Lucky Jack's - 127-129 Orchard Street - (448')
26. Russ & Daughters - 127 Orchard Street - (431')
27. International Center of Photography Cafe - 79 Essex Street - (402')
28. Chloe 81 - 81 Ludlow Street - (199')
29. Armada NYC - 86 Orchard Street - (209')
30. Double Chicken Please - 115 Allen Street - (410')
31. Sunday to Sunday - 253-257 Broome Street - (183')
32. Good Guys - 134 Eldridge Street - (448')

## Schools & Churches

1. The Urban Assembly Academy of Government & Law - 350 Grand St. 3<sup>rd</sup> Floor - (361')
2. New Design High School - 350 Grand Street - (361')
3. Seward Park High School - 350 Grand Street - (361')
4. High School for Dual Language & Asian Studies - 350 Grand St. 5<sup>th</sup> Floor - (361')
5. Essex Street Academy - 350 Grand Street - (361')
6. Lower Manhattan Arts Academy - 350 Grand Street - (361')
7. Kehila Kedosha Janina - 280 Broome Street - (348')
8. New York Chinese Alliance Church - 160 Eldridge Street - (468')

Optical

LES Tenement  
Museum  
(wine, beer)



Back of  
Restaurant

Tenement  
Building

Desserts

Residential

Gallery

Vacant

Residential

Tenement  
Museum

Duddley's  
85 Orchard St.

Orchard Street

NOT TO SCALE

BLOCK PLOT  
96 Orchard Street  
New York, NY  
September 2, 2025

Fast Food

Delancey Street

Cannabis

Fabrics

Blue Moon Hotel  
(wine, beer)

Vacant

Shoestore

Clothing

Realtors

APPLICANT

Residential

Optical

Vacant

Clothing

Residential

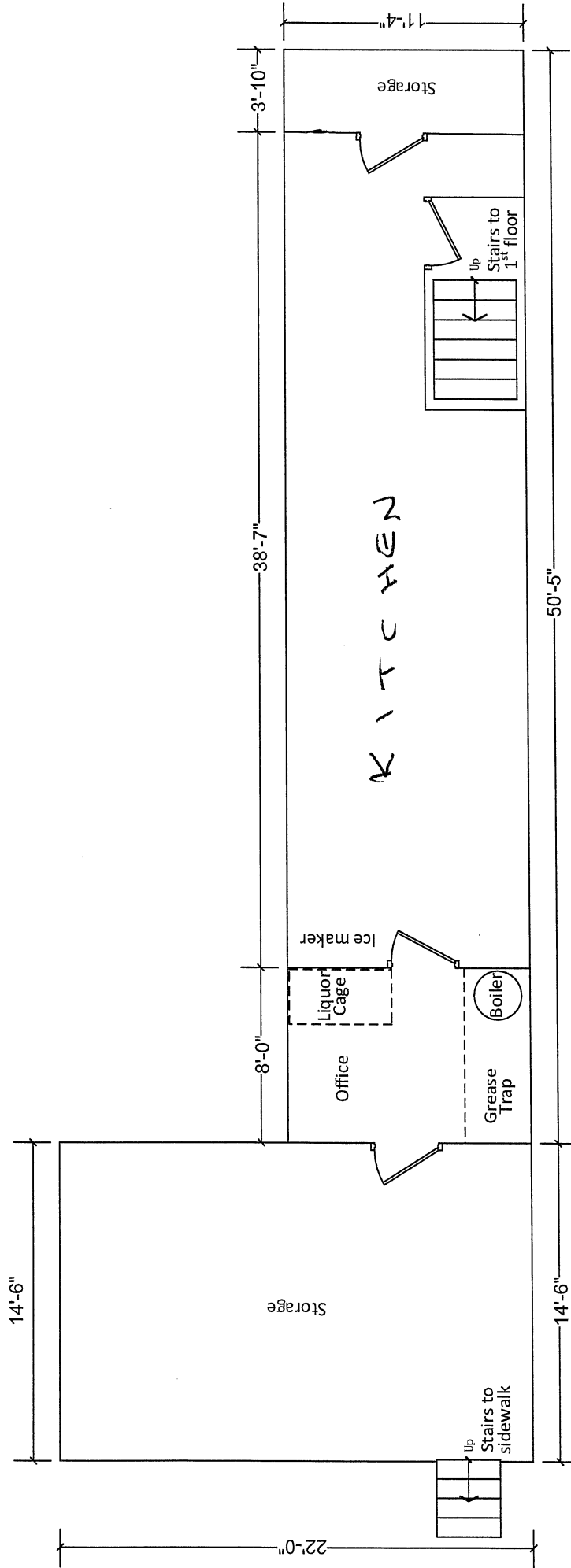
Clothing

Broome Street

Sunday to Sunday  
253-257 Broome St.







INTERIOR DIAGRAM – Basement  
96 Orchard Street  
New York, NY  
September 2, 2025  
NOT TO SCALE

## PRESENT MOMENTZ

### MENU

#### SMALL PLATES

##### SMOKED TUNA DIP \$ 10.00

Albacore Tuna, Cream Cheese,  
Paprika, Garlic, Saltine  
Crackers

##### GARLIC HUMMUS & CUDITE \$ 10.00

Chickpeas, Tahini, Cumin, Lemon,  
Garlic, Chili Powder, Roasting  
Fresh Veggies

##### FRITO PIE-CHILLI IN A CUP \$ 10.00

Ground beef, Onion, Tomatoes,  
Kidney Beans, Cheddar  
Cheese, Sour Cream

##### GUACAMOLE & CHIPS \$ 10.00

Avocado, Onion, Tomatoes,  
Cilantro, Jalapeno, Lime,  
Garlic, Tortilla Chips

#### SALADS

##### GREEN GODDESS WEDGE \$ 12.00

Iceberg Lettuce, Tomatoes, Croutons  
Radish, Greek Yogurt, Parsley,  
Chives, Dill, Mint, Cilantro,  
Tarragon, Lemon Zest

##### WALNUT SALAD \$ 12.00

Escarole Lettuce, Pecorino,  
Walnuts, Red Onions, House Cesar  
Dressing

##### SEASONAL FRUIT SALAD \$ 12.00

Mixed Greens Lettuce, Grapes,  
Garlic, Pistachio, Gorgonzola  
cheese, House Vinaigrette

#### SANDWICHES

##### PORTOBELLO & MOZZARELLA

Crunchy Red Cabbage, House Made  
Aioli, On Bread Of The Day

\$ 12.00

##### CHOPPED CHEESE

Ground Beef Onions, Cheese On A  
Hero

\$ 12.00

##### TURKEY & PESTO

Turkey, Pesto, Cucumber, Sliced  
Provolone, On Bread Of The Day

\$ 12.00

##### PULLED PORK

Slow Cooked Pork Shoulder  
Carolina Gold BBQ Sauce, On  
Bread Of The Day

\$ 14.00

##### ROAST BEEF & CHEDDAR

Dijon, Lettuce, Red Onion,  
Tomato, On Bread Of The Day

\$ 14.00

##### CHOPPED ITALIAN

Salami, Capicola, Mortadella,  
Provolone, Red Onion, Iceberg  
Lettuce, Vinaigrette, On Bread  
Of The Day

\$ 14.00

##### SHREDDED CHICKEN WRAP

Shredded Chicken, Mayonnaise  
Celery, Dried cranberries, On  
Bread Of The Day.

\$ 14.00

##### ROASTED CHICKEN

Roasted Chicken, Swiss Cheese,  
Cabbage slaw. Pickled Shallots

\$ 18.00

##### SMOKED SALMON

Shredded Chicken, Mayonnaise  
Celery, Dried cranberries, On  
Bread Of The Day.

\$ 18.00

#### BOWLS

##### ROASTED CHICKEN

Brown Rice, Black Beans, Roasted  
Corn, Lettuce, Cotija Cheese,  
Salsa Verde

\$ 14.00

##### ROASTED CHICKEN

Lentils, Roasted Eggplant,  
Zucchini, Cherry Tomatoes,  
Cucumber, Feta, Fresh Herbs

\$ 14.00

##### ROASTED CHICKEN

Roasted Chicken, Swiss Cheese,  
Cabbage slaw, Shallots

\$ 14.00