

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: January 20, 2026

Is location currently licensed?  Yes  No    Type of license: \_\_\_\_\_

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

Previous or current use of the location: East Village Social

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 126 St. Marks Place

Cross streets: Between First Avenue and Avenue A

Name of applicant and all principals: Matbucha LLC  
Jacob Ahiyon/Daniel Orlin

Trade name (DBA): To be determined

**PREMISE:**

Type of building and number of floors: 6 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 74 (LNO)

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): R8B

**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 2:00pm-1:00am; Monday-Wednesday 5:00pm-1:00am; Thursday 5:00pm-2:00am; Friday 5:00pm-3:00am; Saturday 2:00pm-3:00am

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? 7 Total number of indoor seats? 14

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

One bar/8 barstools Approx 13' x 6 1/2" Front Left

(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 \_\_\_\_\_

Mediterranean

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 / Either

How many employees will there be? 6-10

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: Computer generated small speakers

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? \_\_\_\_\_

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 discourage loiterers on the sidewalk and taxis and Ubers will be 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 supervise the exterior, the interior will be maintained by staff and ownership

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:

St. Marks Open Streets

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Rivka Inc

Address: 101 St. Marks Place Community Board # 3

Dates of operation: 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.

*PLEASE SEE ATTACHED*

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.

**Daniel Orlin work experience:**

Cafe Orlin  
41 St. Marks Place, NY, NY 10003  
Barista/Bartender (2004-2010)  
Shift Manager (2010-2014)  
Assistant General Manager (2014-2017)

Roberta's Pizza  
261 Moore Street, Brooklyn, NY 11206  
Pizzaiolo (2018-2019)

Wellness In The Schools  
31 W 125th Street, NY, NY 10027  
Program Manager (2019-2020)

Cafe Mogador  
101 St. Marks Place, NY, NY 10009  
Owner/Operator (2020-Present)

**Jacob Ahiyon work experience:**

Queen Restaurant  
247 Starr Street, Brooklyn, NY 11237  
General Manager (2020-2021)

Cafe Mogador  
101 St. Marks Place, NY, NY 10009  
General Manager (2021-Present)

Lesters Diner  
4701 Coconut Creek Pkwy, Margate, FL 33063  
Floor Manager  
(2018-2021)

**LOCATION:**

How many licensed establishments are within 1 block? See attached

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

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 Tavern  
 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 5:00pm-1:00am; Tue 5:00pm-1:00am; Wed 5:00pm-1:00am;  
 Thu 5:00pm-2:00am; Fri 5:00pm-3:00am; Sat 2:00pm-3:00am;  
 Sun 2:00pm-1:00am. (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 4-6 private parties per year
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: Daniel Orlin

Phone Number: (646) 322-2326

## Mezze

SERVED WITH PITA

Hummus w/ Crudites 9

Falafel & Tahini 9

Labne w/ Za'atar and Olive Oil 9

Whipped Feta 9

## Veggie

Za'atar Fries, harissa aioli 10

Halloumi Kataif, harissa hot honey 15

Flaky Malawach, grated tomato, labne, schug 15

## Meat & Seafood

Sautéed Shrimp, garlic, olive oil, chili flakes, toasted baguette 16

Harissa-Honey Chicken Wings, labne 15

Merguez Sliders, red onion, tomato, yogurt sauce 16

Moroccan Beef Cigars, grated tomato, tahini 15

## Dessert

Flourless Chocolate Cake 12

Vanilla Gelato 8

<b>Proximity Report For:</b>	
Location	<b>126 Saint Marks Pl, New York, New York, 10009</b>
Geocode	<b>Latitude: 40.72684 Longitude: -73.98373</b>
Report Generated On	<b>1/19/2026</b>

<b>8 Closest Liquor Stores</b>		
Name	Address	Distance
EAST VILLAGE WINES & SPIRITS INC License ID: 0100-23-123702 Legacy Serial No.: 1302369	138 1ST AVE NEW YORK, New York 10009	485 ft
AVENUE A LIQUOR CORP. License ID: 0100-26-133279 Legacy Serial No.: 6083661	58 Avenue A Store 10 New York, New York 10009	956 ft
SAKAYA INC License ID: 0100-22-116932 Legacy Serial No.: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, New York 10003	1,101 ft
BRIX NYC LLC License ID: 0100-22-117087 Legacy Serial No.: 1298290	170 AVENUE B STORE SOUTH NEW YORK, New York 10009	1,118 ft
CONVIVE PARTNERS LLC License ID: 0100-22-117111 Legacy Serial No.: 1290950	196 AVENUE A NEW YORK, New York 10009	1,133 ft
MIAT LIQUORS INC License ID: 0100-22-118312 Legacy Serial No.: 1023526	166 2ND AVE NEW YORK, New York 10003	1,407 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	1,411 ft
S & P LIQUOR & WINE CORP License ID: 0100-22-117172 Legacy Serial No.: 1281498	89 2ND AVE NORTH STORE NEW YORK, New York 10003	1,455 ft

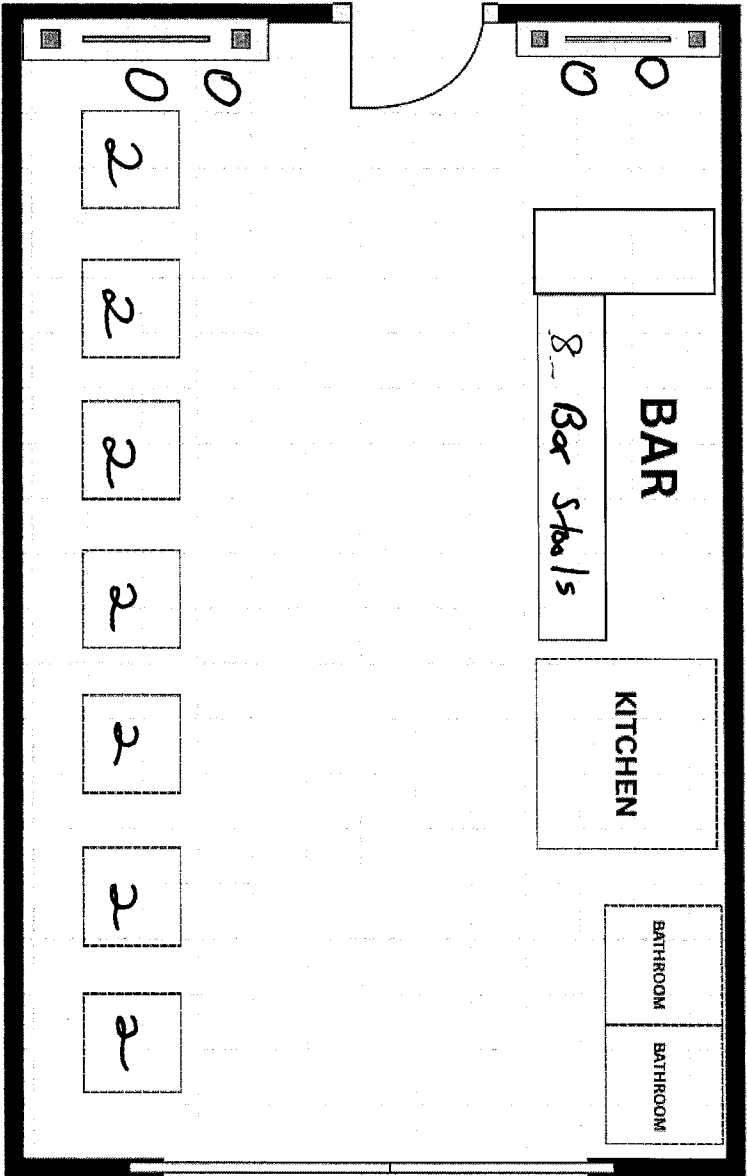
<b>Schools within 500 feet</b>		
Name	Address	Distance
GEORGE JACKSON ACADEMY	104 ST MARKS PL NEW YORK, NY 10009	237 ft

<b>Churches within 500 feet</b>		
Name	Address	Distance
The Statesmen Lounge		85 ft
Taurus Seventh E		147 ft
St. Mary's American Orthodox Greek Catholic Church		162 ft
CityLight Church		162 ft
Ukranian Assembly Of God		287 ft
St. Stanislaus Bishop And Martyr RC Church		308 ft
Contregation Meseritz		480 ft
St Nicholas Of Myra Orthodox Church		495 ft

<b>Pending On Premises Liquor Licenses within 750 feet</b>		
Name	Address	Distance
130 SAINT MARKS LLC Application ID: MA-26-100109-01	130 ST MARKS PL WESTERLY STORE NEW YORK, New York 10009	60 ft
Corner Bistro East, LLC Application ID: NA-0340-25-121162	94 Avenue A New York, NY 10009	487 ft

<b>Active On Premises Liquor Licenses within 750 feet</b>		
Name	Address	Distance
BUA NEW YORK LLC License ID: 0370-24-131807 Legacy Serial No.: 6040513	122 SAINT MARKS PLACE NEW YORK, New York 10009	39 ft
130 SAINT MARKS LLC License ID: 0340-25-100936 Legacy Serial No.: 6050349	130 ST MARKS PL WESTERLY STORE NEW YORK, New York 10009	60 ft
King Me Kong LLC License ID: 0340-22-109058	119 SAINT MARKS PL STORE #2 OR FRNTZ	66 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Legacy Serial No.: 1310387	NEW YORK, New York 10009	
CRIF DOGS ST MARKS LLC License ID: 0370-23-130584 Legacy Serial No.: 1333902	113 ST MARKS PL NEW YORK, New York 10009	88 ft
241 ON ST MARKS CORP License ID: 0370-23-161739 Legacy Serial No.: 6004105	121 ST MARKS PL NEW YORK, New York 10009	91 ft
118 RESTAURANT LLC License ID: 0340-23-138322 Legacy Serial No.: 1322976	118 SAINT MARKS PL NEW YORK, New York 10009	97 ft
BAC 115 CORP License ID: 0340-23-133952 Legacy Serial No.: 1287332	115 ST MARKS PL STORE 1 NEW YORK, New York 10009	105 ft
NONPLUSSED LEGERDEMAIN LLC License ID: 0340-22-107988 Legacy Serial No.: 1340150	119 AVENUE A NEW YORK, New York 10009	162 ft
ST DYMPHNAS LLC License ID: 0370-23-136761 Legacy Serial No.: 1316327	117 AVENUE A NEW YORK, New York 10009	178 ft
SADA THREE LLC License ID: 0340-22-111058 Legacy Serial No.: 1280002	132 ST MARKS PL NEW YORK, New York 10009	214 ft
LucysNYC LLC License ID: 0370-25-107359 Legacy Serial No.: 6056884	135 Avenue A New York, New York 10009	219 ft
TOZZER LTD License ID: 0340-23-130815 Legacy Serial No.: 1053133	112 AVENUE A NEW YORK, New York 10009	236 ft
WISHBONE PRODUCTIONS INC License ID: 0370-24-106677 Legacy Serial No.: 6014701	141 AVENUE A AKA 442 E 9TH STREET NEW YORK, New York 10009	277 ft
YUCA BAR & RESTAURANT INC License ID: 0340-23-132528 Legacy Serial No.: 1142126	111 AVENUE A EAST 7TH STREET NEW YORK, New York 10009	278 ft
SEVEN A CAFE INC License ID: 0340-21-117831 Legacy Serial No.: 1024665	130 E 7TH STREET AKA 109 AVENUE A NEW YORK, New York 10009	299 ft
LE MIU CORP License ID: 0340-22-106348 Legacy Serial No.: 1169576	107 AVE A 6TH & 7TH STREET NEW YORK, New York 10009	316 ft
TEAM BODOR 3 LLC License ID: 0370-24-139069 Legacy Serial No.: 6047947	101 AVENUE A NEW YORK, New York 10009	381 ft
RIVKA INC License ID: 0340-22-107112 Legacy Serial No.: 1155091	101 ST MARKS PLACE NEW YORK, New York 10009	408 ft
DEATH & CO EAST VILLAGE LLC License ID: 0340-23-137362 Legacy Serial No.: 1313715	433 E 6TH ST NEW YORK, New York 10009	436 ft
ANIMALS GROUP INC License ID: 0340-22-112472 Legacy Serial No.: 1323698	90 ST MARKS PL AKA 132 1ST AVE NEW YORK, New York 10009	442 ft
Tramps Like Us LLC License ID: 0340-25-103562 Legacy Serial No.: 6053021	412-414 E 9th St New York, New York 10009	472 ft
NOREETUH RESTAURANT LLC License ID: 0340-22-108213 Legacy Serial No.: 1337700	128 1ST AVE NEW YORK, New York 10009	474 ft
MALA PROJECT EAST VILLAGE LLC License ID: 0340-22-112812 Legacy Serial No.: 1319413	122 1ST AVE NEW YORK, New York 10003	480 ft
BIG LEE AND SASHAS INC License ID: 0370-24-103287 Legacy Serial No.: 6011270	140 1ST AVE NEW YORK, New York 10009	494 ft
LITTLE REBEL INC License ID: 0370-23-138770 Legacy Serial No.: 1285359	134 1ST AVE NEW YORK, New York 10009	495 ft
CIEN FUEGOS LLC License ID: 0340-23-133624 Legacy Serial No.: 1239384	95 AVENUE A AKA 445 E 6TH ST NEW YORK, New York 10009	498 ft
CHERRY TAVERN INC License ID: 0340-23-131602 Legacy Serial No.: 1028352	441 E 6TH STREET NEW YORK, New York 10009	499 ft



Matbuhe LLC

126 St Marks Place

New York, NY

7 Tables

14 Seats

12 Barstools