



# 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

Tareake Dorill, 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 Friday 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 **WINE + BEER**
- 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: 3/27/26

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

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

Previous or current use of the location: GROCER

Corporation and trade name of current license: NIA

### APPLICANT:

Premise address: 78 ORCHARD ST.

Cross streets: BROOME ST. - GRAND ST.

Name of applicant and all principals: ORCHARD GROCER Inc

SARA KUBERSKY, ERICA KUBERSKY

Trade name (DBA): ORCHARD GROCER

**PREMISE:**

Type of building and number of floors: MIXED USE WITH 5 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 APPLYING FOR 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): 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) 9AM - 10PM 7 DAYS A WEEK

Will any other business besides food or alcohol service be conducted at premise, i.e., retail?  Yes  No  
If yes, please describe what type: SHOE SALES + RETAIL GROCERY

Number of indoor tables? 7 Total number of indoor seats? 15

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 BAR 7'3" LONG WITH NO 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 VEGAN MENU

What are the hours the kitchen will be open? 9AM - 10PM 7 DAYS A WEEK

Will a manager or principal always be on site?  Yes  No If yes, which? EITHER ONE

How many employees will there be? 10 - 12

Do you have or plan to install  French doors  accordion doors or  windows? CLOSED BY 9PM

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 1 DIGITAL MENU

Will premise have music?  Yes  No

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

If other type, please describe N/A

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

Please describe your sound system: IPAD + 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? 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.") OWNER + MANAGER WILL CONTINUOUSLY MONITOR AND TAKE ANY NECESSARY ACTIONS NEEDED

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. OWNER + MANAGER WILL CONTINUOUSLY MONITOR THE LEVELS

Is sound proofing installed?  Yes  No

If not, do you plan to install sound proofing?  Yes  No N/A

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:

we have applied for a sidewalk cafe

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: ORCHARD GROCER

Address: 78 ORCHARD ST. Community Board # 3

Dates of operation: 7/1/21 - 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. THE APPLICANT HAS OPERATED THIS ESTABLISHMENT SINCE 7/2021 WITH A RETAIL BEER LICENSE

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name, address and describe the business THE APPLICANTS HAVE ALSO OPERATED MLBK LLC

DRA MODERN WINE WITH RW # 0240-22-101002 SINCE 9/2016 AT 317 UNION AVE BKLYN

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? 17

How many On-Premise (OP) liquor licenses are within 500 feet? 22

Is the premise within 200 feet on the same street of any school or place of worship?  Yes  No

**COMMUNITY OUTREACH:**

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

- 1. My license type is:  beer & cider  wine, beer & cider  liquor, wine, beer & cider
- 2.  I will operate a full-service restaurant, specifically a (type of restaurant)

\_\_\_\_\_ restaurant, or

I will operate a BAR / TAVERN w/ VEGAN MENU

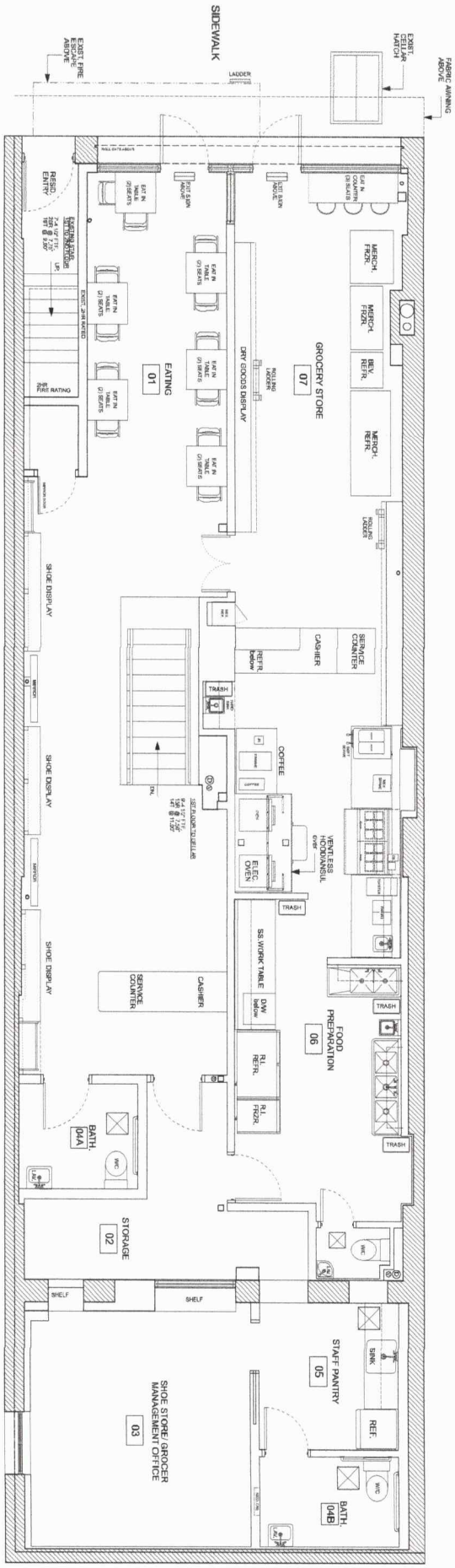
with a kitchen open and serving food during all hours of operation OR  with less than a full-service kitchen but serving food during all hours of operation OR  Other

- 3. My hours of operation will be:  
Mon 9AM - 10PM ; Tue 9AM - 10PM ; Wed 9AM - 10PM ;  
Thu 9AM - 10PM ; Fri 9AM - 10PM ; Sat 9AM - 10PM ;  
Sun 9AM - 10PM . (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, EXISTING

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 8pm.
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: EMICA KUBERSKY  
 Phone Number: 718 974-8173



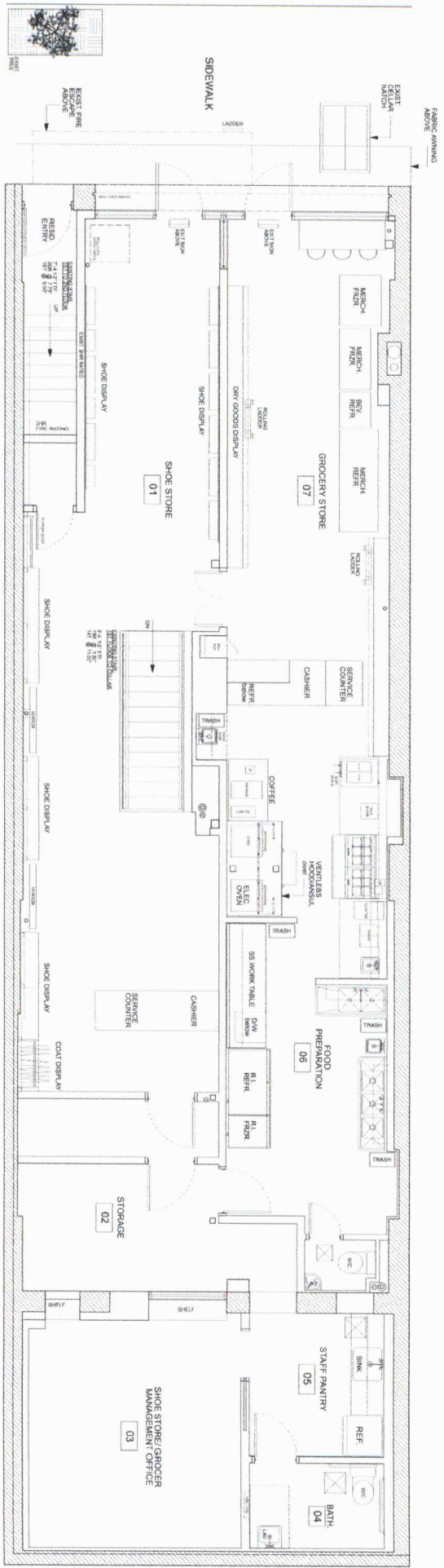
MOOSHOOES: RETAIL  
 VEGAN SHOE STORE  
 ORCHARD &  
 GROCER:  
 RETAIL VEGAN  
 FOOD STORE

78 ORCHARD STREET  
 NEW YORK, NY 10002



PROPOSED GROUND FLOOR PLAN

DATE: 03/16/26  
 SCALE: 1/4" = 1'-0"



MOOSHOOES: RETAIL  
 VEGAN SHOE STORE  
 ORCHARD & GROCER:  
 RETAIL VEGAN  
 FOOD STORE

78 ORCHARD STREET  
 NEW YORK, NY 10002



GROUND FLOOR PLAN  
 DATE: 03/13/26  
 SCALE: 1/4" = 1'-0"



ORCHARD GROCER

78

MOOSHoes

ALL VEGAN  
SANDWICHES • SNACKS •  
SOFT SERVE

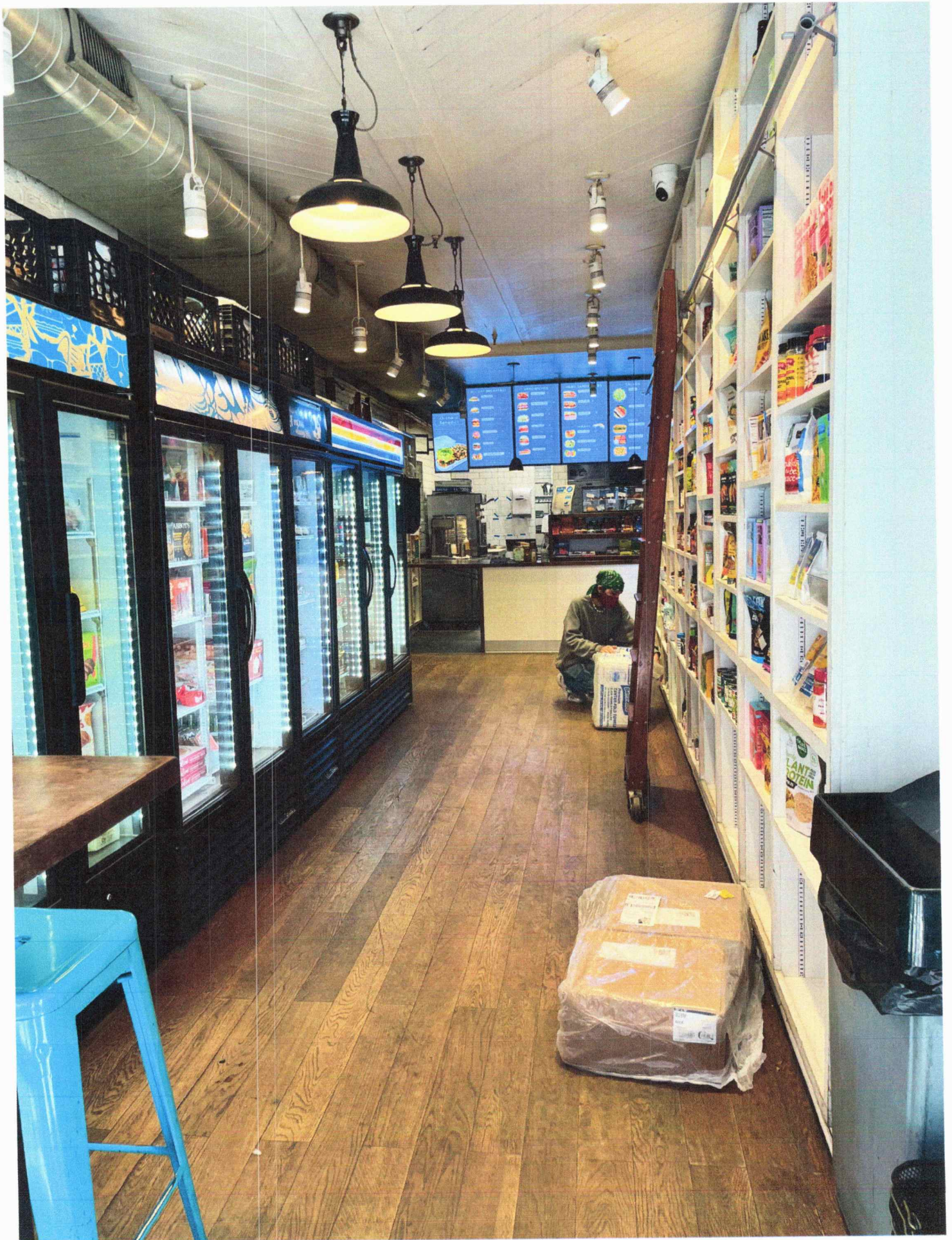
Moo  
Shoes

Moo  
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URBAN SHOES & ACCESSORIES

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URBAN SHOES & ACCESSORIES

A





# All Day Breakfast

## **The Miles \$15**

Just scramble, homemade seitan bacon, provolone, chives, and mayo on a croissant

## **The Bowery \$12**

tofu egg, tempeh bacon, provolone on a roll, served with a choice of spicy or regular mayo.

## **The Cleveland \$16**

Tofu egg, maple-glazed yuba ham, with house-made cheese on an everything croissant.

## **The Sonny \$16**

Just egg, maple yuba bacon, house cheese, latke hashbrown, with ketchup on a roll.

## **Breakfast Burrito \$16**

Housemade tofu egg, seitan bacon, and cheese with sautéed onions and peppers, home fries, refried beans, tomatoes, chives, and spicy mayo.

## **The Edith \$13**

Orchard smoked carrot lox, cream cheese, capers, fresh dill, and chives on a bagel.

## **Bagel with Cream Cheese \$5.50**

Bagels baked daily with vegan cream cheese. Your choice of a plain or everything bagel. GF options available.

# Hero Sandwiches

## **The Monty \$15**

House made Mortadella, provolone cheese, roasted red peppers, olives, pepperoncini, greens, tomato, red wine vinaigrette, and mayo, served on a hero.

## **The Francis \$16**

House yuba ham, pickles, provolone, Dijon mustard and your choice of regular or spicy mayo.

## **The Pippa \$18**

House yuba ham, provolone, roasted red peppers, banana peppers, lettuce, tomato, and a drizzle of red wine vinaigrette with lemon basil aioli.

## **The Philly \$16**

Marinated soy curls, house made cheese sauce, caramelized onions

## Other Sandwiches

### **The Marlowe \$14**

House made pastrami, tangy sauerkraut, melted vegan cheese, and our signature thousand island dressing on classic rye.

### **The Romey \$15**

Buffalo fried tofu, cool house ranch dressing, pickles, shredded carrots, romaine, and fresh chives on a soft roll.

### **The Rocko Club \$14**

Layers of your choice of seitan or tempeh bacon with avocado, tomato, romaine, and pickled onions, finished with a bright lemon basil aioli on whole wheat.

### **The Poppy \$12**

Made with your choice of our house made chickpea tuna salad or tofu egg salad, layered with tomato, crisp greens, and mayo on whole wheat.

### **The Kitten \$7**

Melted provolone on toasted whole wheat bread for a warm, nostalgic bite that never goes out of style.

## Wraps

### **The Buffalo Wrap \$16**

House made buffalo soy curls, crisp romaine, vegan blue cheese, shredded carrots, chives, and creamy house made ranch.

### **The Chick'n Caesar Wrap \$16**

Crispy chick'n fried tofu, croutons, house Caesar dressing, walnut parmesan, and avocado.

### **The Frankie Wrap \$16**

house yuba ham, provolone, tomato, roasted red peppers, banana peppers, romaine, red wine vinaigrette, basil aioli

### **The Orchard Cobb Wrap \$16**

Chopped romaine, diced tomatoes, tempeh bacon, blue cheese crumbles, avocado, fried chicken tofu, tofu egg salad, and house ranch dressing.

## Sides

### **House Mac & Cheese \$12**

Creamy vegan mac and cheese topped with smoky tempeh bacon, walnut parm, and fresh chives.

### **Tofu Tenders \$12**

Eight Breaded & Fried Tofu Tenders. Includes your choice of 2 sides of house-made ranch, house-made BBQ sauce or buffalo sauce.

### **Tofu Egg Salad \$6**

House made with tofu, mayo, celery, dill, and other spices. Perfect to snack on, bring to the picnic, or keep in your fridge for future creations.

### **Chickpea Tuna Salad \$7**

Made with chickpeas, capers, carrots, celery, chives, salt, and spices.

### **Potato Salad \$5**

A classic vegan potato salad made with tender potatoes, creamy mayo, and dill.

### **Carrot Lox \$8**

Smokey house made carrot lox.

### **Tater Tots \$7**

Served with chives and a side of ketchup.

### **Loaded Tater Tots \$10**

House cheese sauce, tempeh bacon bits, and chives.

### **Soup of the Day \$8**

# Treats

## **Vanilla Caramel Milkshake \$8.99**

16 oz. Cashew-based vanilla soft serve plus oat milk. Topped with coconut whip and coconut caramel.

## **House Chocolate Chip Cookie 3.50**

### **Black & White Cookie \$5**

Baked in NYC by Unregular Bakery. Contains wheat and coconut.

### **New York Cream Doughnut \$5.50**

Cream filled doughnut baked in NYC. Contains wheat, almond, and coconut.

### **Nutella Cream Cheese Donut \$7**

Filled doughnut baked fresh in NYC. Contains wheat and nuts.

### **Blueberry Rosemary Doughnut \$6**

Blueberry Rosemary Bombolone (an Italian filled doughnut) baked locally by Unregular Bakery. Contains wheat.

### **Everything Croissant \$5**

Round flaky croissant with everything seasoning from Unregular Bakery. Contains wheat and sesame.

### **Chocolate Croissant \$6**

Chocolate croissant by Unregular Bakery. Contains wheat and coconut

### **Pistachio Chocolate Croissant \$6**

Unregular Bakery's chocolate filled croissant dipped in chocolate and rolled in pistachios. Contains wheat and coconut.

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	<b>78 Orchard St, New York, New York, 10002</b>
Geocode	<b>Latitude: 40.71775 longitude: -73.99020</b>
Report Generated On	<b>3/17/2026</b>

8 Closest Liquor Stores		
Name	Address	Distance
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	407 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	464 ft
ESSEX WINE & SPIRITS INC License ID: 0100-23-126103 Legacy Serial No.: 1358884	35 ESSEX ST NEW YORK, New York 10002	627 ft
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	749 ft
VINFAMILY INC License ID: 0100-21-113792 Legacy Serial No.: 1305222	393 GRAND ST NEW YORK, New York 10002	1,056 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	1,221 ft
YEE FUNG CORP License ID: 0100-23-126723 Legacy Serial No.: 1257056	135 DIVISION ST STORE B NEW YORK, New York 10002	1,238 ft
EAST VILLAGE WINE & LIQUOR'S, INC. License ID: 0100-23-126409 Legacy Serial No.: 1281322	80-82 CLINTON ST NEW YORK, New York 10002	1,447 ft

Schools within 500 feet		
Name	Address	Distance
LOWER MANHATTAN ARTS ACADEMY	350 GRAND ST NEW YORK, NY 10002	222 ft
NEW DESIGN HIGH SCHOOL	350 GRAND ST NEW YORK, NY 10002	222 ft
URBAN ASSEMBLY ACADEMY OF GOVERNMENT AND LAW	350 GRAND ST NEW YORK, NY 10002	222 ft
ESSEX STREET ACADEMY	350 GRAND ST NEW YORK, NY 10002	222 ft
HIGH SCHOOL FOR DUAL LANGUAGE AND ASIAN STUDIES	350 GRAND ST NEW YORK, NY 10002	222 ft

### Churches within 500 feet

Name	Distance
Seventh-Day Adventist Church	329 ft
Kehila Kedosha Janina	405 ft

### Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
74 Orchard Street NYC LLC Application ID: NA-0340-25-132106	74 Orchard St New York, New York 10002.0	59 ft
Altruistas LLC Application ID: NA-0340-26-103871	251 Broome St New York, New York 10002.0	113 ft
Present Momentz LLC Application ID: NA-0340-26-100422	96 Orchard St New York, New York 10002.0	279 ft
ATTABOY COCKTAILS LLC Application ID: NA-0370-26-105434	134 Eldridge St South Storefront New York, New York 10002.0	554 ft
94 Avenue A Bar LLC Application ID: NA-0340-25-136175	109 Ludlow St New York, New York 10002.0	708 ft

### Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
NORMAN'S CAY GROUP LLC License ID: 0340-23-138238 Legacy Serial No.: 1272699	74 ORCHARD ST NEW YORK, New York 10002	48 ft
Cadillac Ranch NYC LLC License ID: 0340-25-117874 Legacy Serial No.: 6067563	86 Orchard St New York, New York 10002	75 ft
GRAZ RESTAURANT LLC License ID: 0340-22-103569 Legacy Serial No.: 1189713	79 ORCHARD STREET GRAND & BROOME STS. NEW YORK, New York 10002	85 ft
Gala Dinners LLC License ID: 0340-24-115330 Legacy Serial No.: 6023607	85 ORCHARD ST NEW YORK, New York 10002	94 ft
BARRIO CHINO LLC License ID: 0340-23-127288 Legacy Serial No.: 1136284	253 BROOME STREET ORCHARD & LOUDLOW NEW YORK, New York 10002	102 ft
SUNDAY TO SUNDAY CAFE INC License ID: 0340-24-133667 Legacy Serial No.: 6042456	253-257 Broome St NEW YORK, New York 10002	114 ft
ORCHARD 85 CORP License ID: 0340-23-134406 Legacy Serial No.: 1250820	85 87 ORCHARD STREET STORE # 5 NEW YORK, New York 10002	118 ft
TWO BIKES LLC License ID: 0340-22-107132 Legacy Serial No.: 1151213	85 ORCHARD STREET CRN OF BROOME & ORCHARD NEW YORK, New York 10002	124 ft
BIG CANDY LLC License ID: 0340-22-113271 Legacy Serial No.: 1275668	86 ALLEN ST NEW YORK, New York 10002	146 ft
TWIN EAGLES, LLC License ID: 0340-24-118036 Legacy Serial No.: 6026376	252 BROOME ST NEW YORK, New York 10002	159 ft
ALLEN HOTEL INC, THE License ID: 0370-24-137853 Legacy Serial No.: 6046716	88 ALLEN ST NEW YORK, New York 10002	191 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
FULL LIFE GRAND STREET LLC & LOTUS GRAND LLC License ID: 0370-24-127168 Legacy Serial No.: 6035744	324 GRAND ST NEW YORK, New York 10002	196 ft
L E S RESTAURANT CORP License ID: 0340-21-118985 Legacy Serial No.: 1232970	81 LUDLOW ST AKA 246 BROOME ST DELANCEY & BROOME NEW YORK, New York 10002	213 ft
XLR8 LLC License ID: 0370-23-138312 Legacy Serial No.: 1271863	266 BROOME ST NEW YORK, New York 10002	224 ft
GUTTER BAR LES LLC THE License ID: 0370-24-120381 Legacy Serial No.: 6028759	242 BROOME ST BASEMENT LEVEL NEW YORK, New York 10002	330 ft
CONGEE VILLAGE RESTAURANT & BAR INC License ID: 0340-24-110409 Legacy Serial No.: 6018522	98 100 ALLEN ST NEW YORK, New York 10002	334 ft
GOOD PAL CHANTELE CORP License ID: 0340-22-111037 Legacy Serial No.: 1329790	92 LUDLOW ST NEW YORK, New York 10002	393 ft
Barnorth Group LLC License ID: 0340-22-106693 Legacy Serial No.: 1261959	77 DELANCEY ST NEW YORK, New York 10002	417 ft
93 LUDLOW ST. INC. License ID: 0340-23-134940 Legacy Serial No.: 1254332	95 DELANCEY ST NEW YORK, New York 10002	418 ft
HERMES B NY LLC License ID: 0340-23-133927 Legacy Serial No.: 1287964	95 ALLEN ST NEW YORK, New York 10002	431 ft
International Center of Photography License ID: 0346-24-124153 Legacy Serial No.: 6032653	79 Essex St 3rd Floor New York, New York 10002	439 ft
ZEST HOSPITALITY INC License ID: 0340-23-129800 Legacy Serial No.: 1315058	112 ELDRIDGE ST NEW YORK, New York 10002	484 ft
Grand Exhibitions Group LLC License ID: 0370-24-127940 Legacy Serial No.: 6036543	297 Grand St Ground Floor New York, New York 10002	503 ft
ELDRIDGE HOSPITALITY LLC License ID: 0340-23-135944 Legacy Serial No.: 1294588	107 ELDRIDGE ST NEW YORK, New York 10002	547 ft
ATTABOY COCKTAILS LLC License ID: 0370-24-138636 Legacy Serial No.: 6047510	134 ELDRIDGE ST NEW YORK, New York 10002	554 ft
WAITING ROOM 134 LLC License ID: 0370-24-110714 Legacy Serial No.: 6018834	134 ELDRIDGE ST South Storefront NEW YORK, New York 10002	554 ft
EDMANHUSTLE LLC License ID: 0370-24-121742 Legacy Serial No.: 6030165	39 ESSEX ST NEW YORK, New York 10002	586 ft
Zodiac Club LLC License ID: 0340-25-132528 Legacy Serial No.: 6082886	119 Orchard St New York, New York 10002	626 ft
SUPER DAC BIET LLC License ID: 0340-26-132915 Legacy Serial No.: 6083285	137 Eldridge St New York, New York 10002	630 ft
CASK STREAM USA LLC License ID: 0340-24-109508 Legacy Serial No.: 6017602	282 GRAND ST NEW YORK, New York 10002	634 ft

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Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
99 FAVOR TASTE RESTAURANT INC License ID: 0340-22-105143 Legacy Serial No.: 1337309	285 GRAND ST NEW YORK, New York 10002	636 ft
PIZZA A CASA INC. License ID: 0340-22-113444 Legacy Serial No.: 1297413	371 GRAND ST NEW YORK, New York 10002	641 ft
Arpeggio1 Hospitality LLC License ID: 0370-25-107108 Legacy Serial No.: 6056625	120 Orchard St New York, New York 10002	642 ft
SWEATSHOP LES LLC License ID: 0370-24-102404 Legacy Serial No.: 6010373	110 DELANCEY ST BASEMENT NEW YORK, New York 10002	651 ft
REGAL CINEMAS, INC License ID: 0340-23-130209 Legacy Serial No.: 1313783	115 DELANCEY ST NEW YORK, New York 10002	670 ft
EAST VILLAGE HOSPITALITY GROUP LLC License ID: 0340-22-114202 Legacy Serial No.: 1322518	115 ALLEN ST NEW YORK, New York 10003	672 ft
TTBEL HOLDINGS INC License ID: 0370-23-138320 Legacy Serial No.: 1322687	51 53 DELANCEY ST NEW YORK, New York 10002	678 ft
FOURTHGEN LLC License ID: 0340-22-113181 Legacy Serial No.: 1274614	127 ORCHARD ST NEW YORK, New York 10002	691 ft
Broome Bistro and Cafe LLC License ID: 0340-24-139557 Legacy Serial No.: 6048443	303 305 Broome St New York, New York 10002	700 ft
ALPHA 129 REST LLC License ID: 0370-24-130743 Legacy Serial No.: 6039429	127 129 ORCHARD STREET DELANCEY & RIVINGTON STREETS NEW YORK, New York 10002	724 ft
BG BAR INC License ID: 0370-23-127248 Legacy Serial No.: 1136412	113 LUDLOW ST LUDLOW & ORCHARD STREETS NEW YORK, New York 10002	725 ft
100 FORSYTH RESTAURANT LLC License ID: 0340-22-113726 Legacy Serial No.: 1313086	100 FORSYTH ST BASEMENT NEW YORK, New York 10002	738 ft
GOOD THANKS CAFE LLC License ID: 0370-23-139414 Legacy Serial No.: 1331880	131 ORCHARD ST NEW YORK, New York 10002	743 ft

*Certificate of Occupancy*

**CO Number: 103538557F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00408	<b>Certificate Type:</b> Final
	<b>Address:</b> 78 ORCHARD STREET	<b>Lot Number(s):</b> 6	<b>Effective Date:</b> 06/11/2009
	<b>Building Identification Number (BIN):</b> 1005270	<b>Building Type:</b> Altered	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 3	(Prior to 1968 Code)	
	<b>Building Occupancy Group classification:</b> RES	(Prior to 1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> OL		
	<b>No. of stories:</b> 5	<b>Height in feet:</b> 59	<b>No. of dwelling units:</b> 15
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			

Borough Commissioner

Commissioner

*Certificate of Occupancy*

CO Number: 103538557F

**Permissible Use and Occupancy**

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

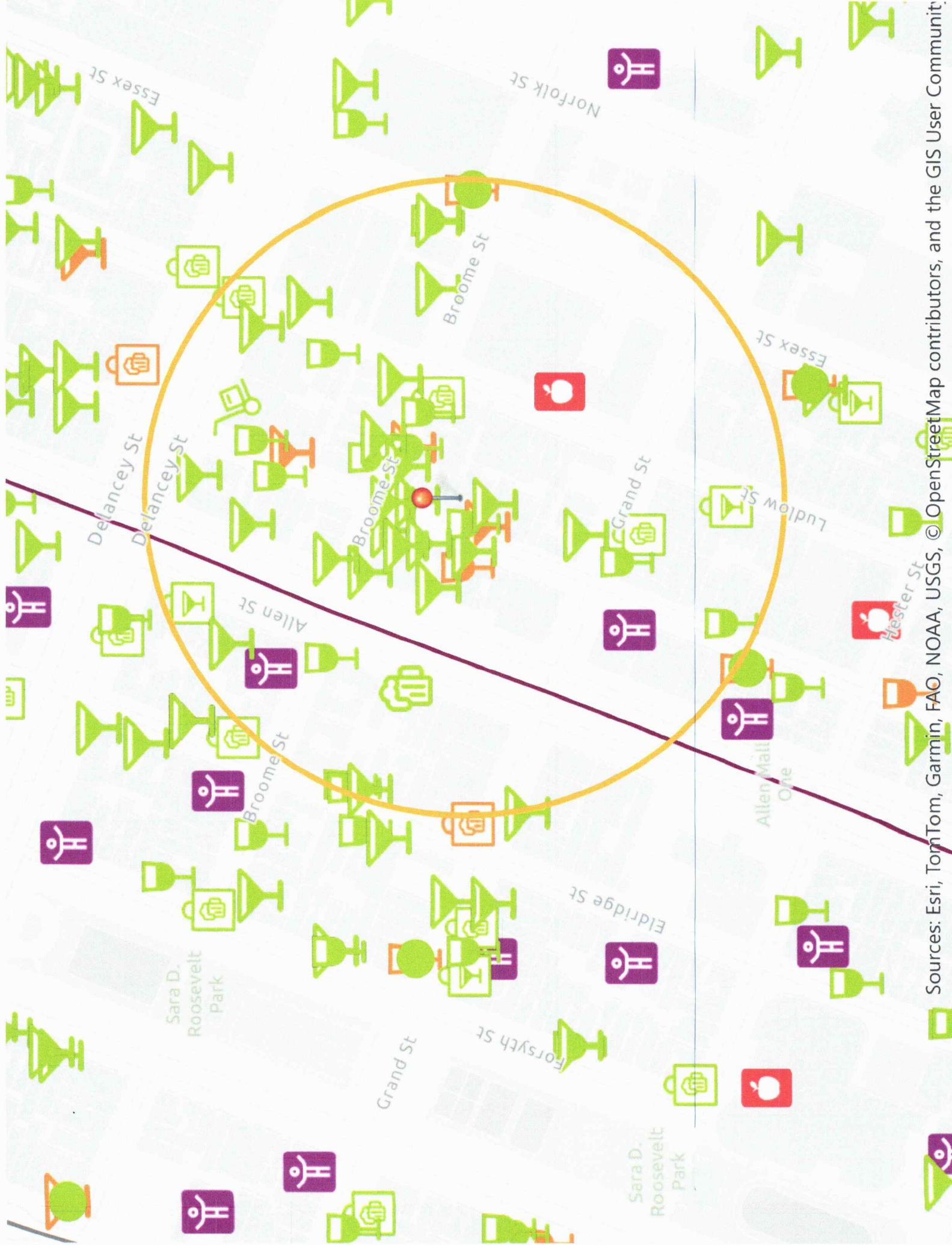
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL			COM			STORAGE
001	10	100	COM			RETAIL STORE
002		60	RES	3	2	THREE (3) CLASS "A" APARTMENTS
003		40	RES	4	2	FOUR (4) CLASS "A" APARTMENTS
004		40	RES	4	2	FOUR (4) CLASS "A" APARTMENTS
005		40	RES	4	2	FOUR (4) CLASS "A" APARTMENTS
TOTAL: FIFTEEN (15) APARTMENTS. NOTE: THIS CERTIFICATE OF OCCUPANCY WILL NOT PRECLUDE THE ISSUANCE OF ORDERS BY THE TENEMENT HOUSE DEPARTMENT IN REL CATION TO THE MULTIPLE DWELLING LAW						
<b>END OF SECTION</b>						



Borough Commissioner



Commissioner



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community.