



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: _____

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: ORCHARD STREET RESTAURANT LLC + COSMIC DEBARS LLC
0340-23-132646

APPLICANT:

Premise address: 187 ORCHARD ST.

Cross streets: E HOUSTON ST. - STANTON ST.

Name of applicant and all principals: BELLA LES LLC MOSHE ZIV

Trade name (DBA): BELLA

PREMISE:

(HOTEL.)
Type of building and number of floors: COMMERCIAL BUILDING WITH 20 FLOORS

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted 299

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) 11 AM - 12 AM 7 DAYS A WEEK, THE ROOF

TERRACE WILL BE OPEN 11 AM - 10 PM 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: _____

Number of indoor tables? 31 Total number of indoor seats? 116

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

1 BAR WITH 18 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 _____

MEDITERRANEAN MENU

What are the hours the kitchen will be open? 11 AM - 11:30 PM 7 DAYS A WEEK

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? EITHER ONE OR THE OTHER

How many employees will there be? 30

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? NO

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: STREAMING SERVICE, RACK SYSTEM + 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.") WE WILL HAVE A MANAGER MONITOR THE OUTSIDE AND TAKE NECESSARY ACTIONS IF NEEDED. WE ARE ON THE 2ND FLOOR INSIDE OF THE HOTEL

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) WE WILL NOT HAVE SECURITY BUT THE HOTEL DOES HAVE SECURITY

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

Please attach plans. MANAGER WILL MONITOR THE NOISE LEVELS AND TAKE NECESSARY ACTIONS IF NEEDED.

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:

OUTDOOR ROOF TERRACE WITH 9 TABLES + 76 SEATS

WILL CLOSE BY 10 PM EVERY NIGHT

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: SEE ATTACHED LIST

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. SEE ATTACHED LIST

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? 13How many On-Premise (OP) liquor licenses are within 500 feet? 38Is 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) MEDITERRANEAN 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 11 Am - 12 Am; Tue 11 Am - 12 Am; Wed 11 Am - 12 Am;
Thu 11 Am - 12 Am; Fri 11 Am - 12 Am; Sat 11 Am - 12 Am;
Sun 11 Am - 12 Am. (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 _____.
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: Stamania Wood

Phone Number: 352 665-6008

CONTINUATION PAGE 17 – EMPLOYMENT HISTORY FOR MOSHE ZIV

02/2018 – 05/2026 OWNER TAVERN	CHELSEA MUSIC HALL LLC 75 9 TH AVENUE, NEW YORK, NY 10011
03/2019 – 05/2026 OWNER RESTAURANT	MIZNON UWS LLC 161 WEST 72 ND STREET NEW YORK, NY 10023
12/2020 – 05/2026 OWNER RESTAURANT	MIZNON AT HUDSON YARDS LLC 20 HUDSON YARDS, NEW YORK, NY 10001
04/2021 – 05/2026 OWNER RESTAURANT	ANA BAR AND EATERY LLC 20 HUDSON YARDS, NEW YORK, NY 10001
05/2022 – 05/2026 OWNER RESTAURANT	MIZNON UWS LLC 61 WEST 8 TH STREET, NEW YORK, NY 10011
04/2022 – 05/2026 OWNER RESTAURANT	HASALON NYC LLC 735 10 TH AVENUE, NEW YORK, NY 10019
10/2017 – 05/2026 OWNER RESTAURANT	MIZNON AT CHELSEA LLC 75 9 TH AVENUE, NEW YORK, NY 10011
06/2021 – 05/2026 OWNER LIQUOR STORE	ANA WINE AND LIQUORS LLC 20 HUDSON YARDS UNIT RU101 AKA 500 W 33 RD , NY, NY 10001
11/2016 – 05/2026 OWNER RESTAURANT	URBAN DAIRY LLC 75 9 TH AVENUE, NEW YORK, NY 10011

11/2024 – 05/2026 OWNER RESTAURANT	MALKA DUMBO LLC 56 ADAMS STREET, BROOKLYN, NY 11201
07/2025 – 05/2026 OWNER RESTAURANT	NAKED TOMATO BROOKLYN LLC 476 KENT AVENUE, BROOKLYN, NY 11249
09/2025 – 05/2026 OWNER RESTAURANT	MIZNON 600 WEST LLC 2895 BROADWAY, NEW YORK, NY 10025
10/2025 – 05/2026 OWNER RESTAURANT	MIZNON AT HUDSON YARDS LLC 20 HUDSON YARDS RU 203A, NEW YORK, NY 10001

CONTINUATION PAGE 18 – LICENSE HISTORY FOR MOSHE ZIV

ANA WINE AND LIQUORS LLC OWNER	20 HUDSON YARDS UNIT RU101 AKA 500 W 33, NY, NY 10001 06/28/2021 0100-22-116749
MIZNON UWS LLC OWNER	161 WEST 72 ND STREET, NEW YORK, NY 10023 03/08/2019 0340-23-136918
MIZNON AT CHELSEA LLC OWNER	75 9 TH AVENUE, NEW YORK , NY 10011 10/02/2017 0340-22-115446
URBAN DAIRY LLC OWNER	75 9 TH AVENUE, NEW YORK, NY 10011 11/07/2016 0340-23-137614
CHELSEA MUSIC HALL LLC OWNER	75 9 TH AVENUE, NEW YORK, NY 10011 02/07/2018 0370-24-125624
MIZNON UWS LLC OWNER	61 WEST 8 TH STREET, NEW YORK, NY 10011 05/24/2022 0340-22-110169
ANA BAR AND EATERY LLC OWNER	20 HUDSON YARDS UNIT 207A, NY, NY 10001 04/27/2022 0340-22-111945
HASALON NYC LLC OWNER	735 10 TH AVENUE, NEW YORK, NY 10019 04/11/2022 0340-23-161906
MIZNON AT HUDSON YARDS LLC OWNER	20 HUDSON YARDS UNIT RU401B, NY, NY 10001 12/13/2020 0340-23-139228
MALKA DUMBO OWNER	56 ADAMS STREET, BROOKLYN, NY 11201 10/02/2025 0340-25-124751

CONTINUATION PAGE 19 – LICENSE HISTORY FOR MOSHE ZIV

ANA BAR AND EATERY LLC 20 HUDSON YARDS UNIT 207, NY, NY 10001

WITHDRAWN 09/15/2021 1338828

511 9TH COMMERCIAL LLC 511 9TH AVENUE, NEW YORK, NY 10018

REMOVED VIA CORP CHANGE 09/15/2016 1297390

MIZNON UWS LLC 445 GOLD STREET, BROOKLYN, NY 11201

WITHDRAWN 11/03/2020 1332173

NAKED TOMATO BROOKLYN LLC 476 KENT AVENUE, BROOKLYN, NY 11249

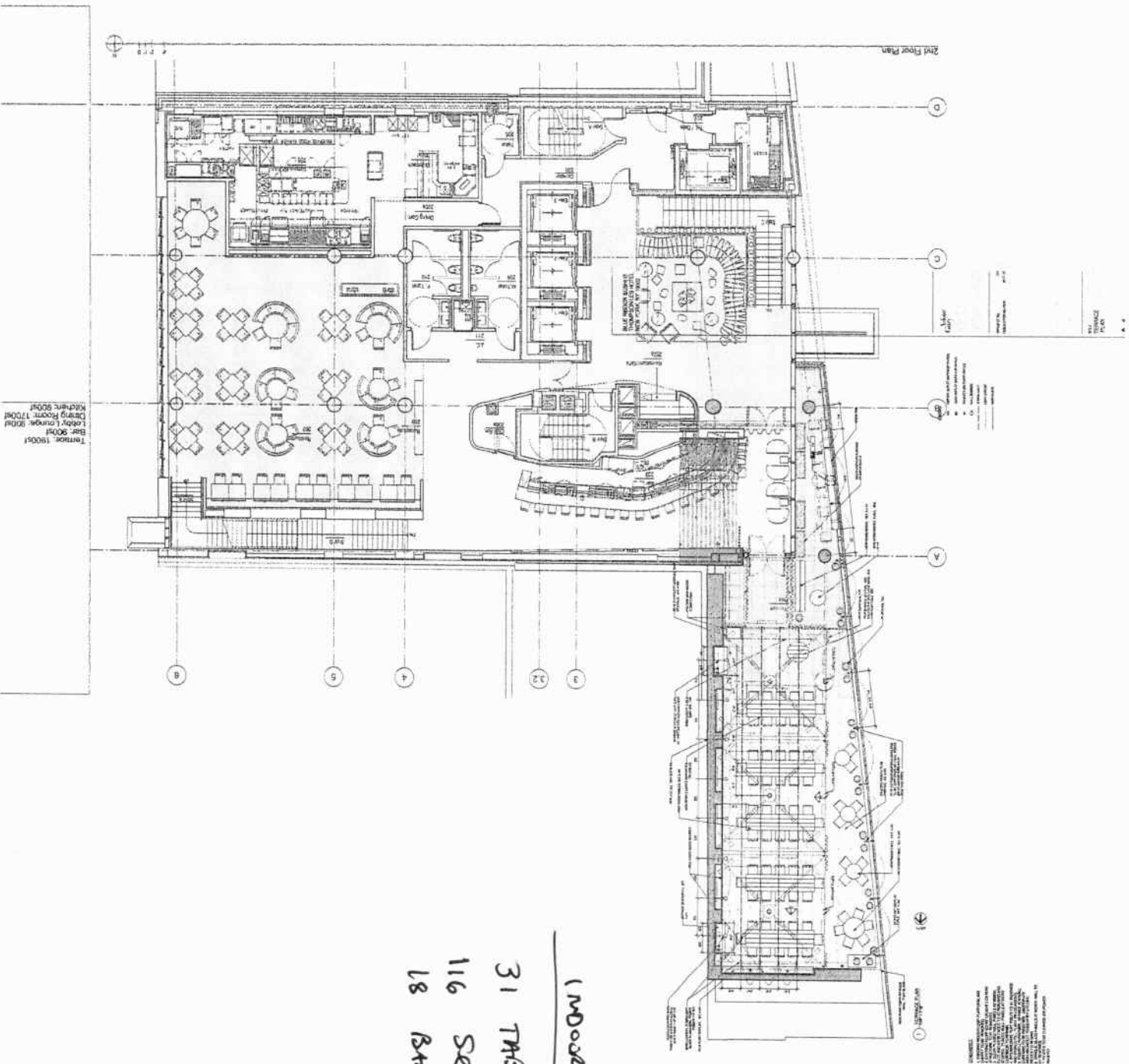
PENDING 07/25/2025 NA-0340-25-122471

MIZNON 600 WEST LLC 2895 BROADWAY, NEW YORK, NY 10025

PENDING 09/23/2025 NA-0340-25-130592

MIZNON AT HUDSON YARDS LLC 20 HUDSON YARDS RU 203A, NEW YORK, NY 10001

PENDING 10/14/2025 NA-0240-25-133067



Over Door

9 TABLES
76 SEATS

Inside

31 TABLES
116 SEATS
18 BARS/SEATS

Bar 300sq
Lobby Lounge 500sq
Kitchen 500sq

Sunday, February 8th, 2026



Bella's Little Treats - Antipasti - 9 per human

Roasted peppers | Tomatoes | Zucchini | Eggplant | Artichoke | Roasted garlic | charif | Olives | Labaneh

Bella's Primi

Fresh Focaccia. Single sourced olive oil, kissed by the Mediterranean sea	7
Granita Gezpato the recipe I borrowed from my distant cousin	16
TABULEH FARRO on a bed of Yogurt	14
Melting Spinach olive oil and 24-month aged Parmigiano Reggiano	17
Grouper Shawarma salad, yogurt and fresh herbs that call to the mountains	33
The Marrow of A Dinosaur Bone.	21
Filet mignon scalopini. Sage burnt Butter and extra dry Vermouth.	25
Green Fields full of life's most cherished fruits and vegetables, chardonnay vinaigrette	19

Bella's Womanmade Pasta

White Polenta in its purest form	16
Baby artichoke all'olio. Sage and olive oil.	26
The best tomato pasta. The one from north abraxas	23
Homemade Tagliatelle with a painful Madagascan black pepper that burns your mouth	26
Lamb ragu, it speaks for itself	36

Bella's secondi

Eggplant Melanzana	22
Fritto misto, a bag of golden seafood. Fresh lemon, aioli.	28
And if I'm not wrong, it's the best Branzino I've ever eaten, the roasted one.	45
A TRULY GIANT SCHNITZEL (trust me)	37
Beef Ossobuco the most tender beef, like your Italian nonna cooked it for you	42
Entrecôte, prime rib soaked in the blood of grapes and sage, olive oil salt.	73
Bistecca alla fiorentina charred tomato, Porter House, the way GOD intended	161



WORLD FAMOUS
BABY
GRAND
KARAOKE
PUBLIC STAGE • PRIVATE LOUNGE
OFFERED
BIRTHDAYS
BACHELORETTE
HOLIDAY PARTIES
BABY SHOWERS
WEDDING AFTER PARTIES
TEAM BUILDING EXERCISES

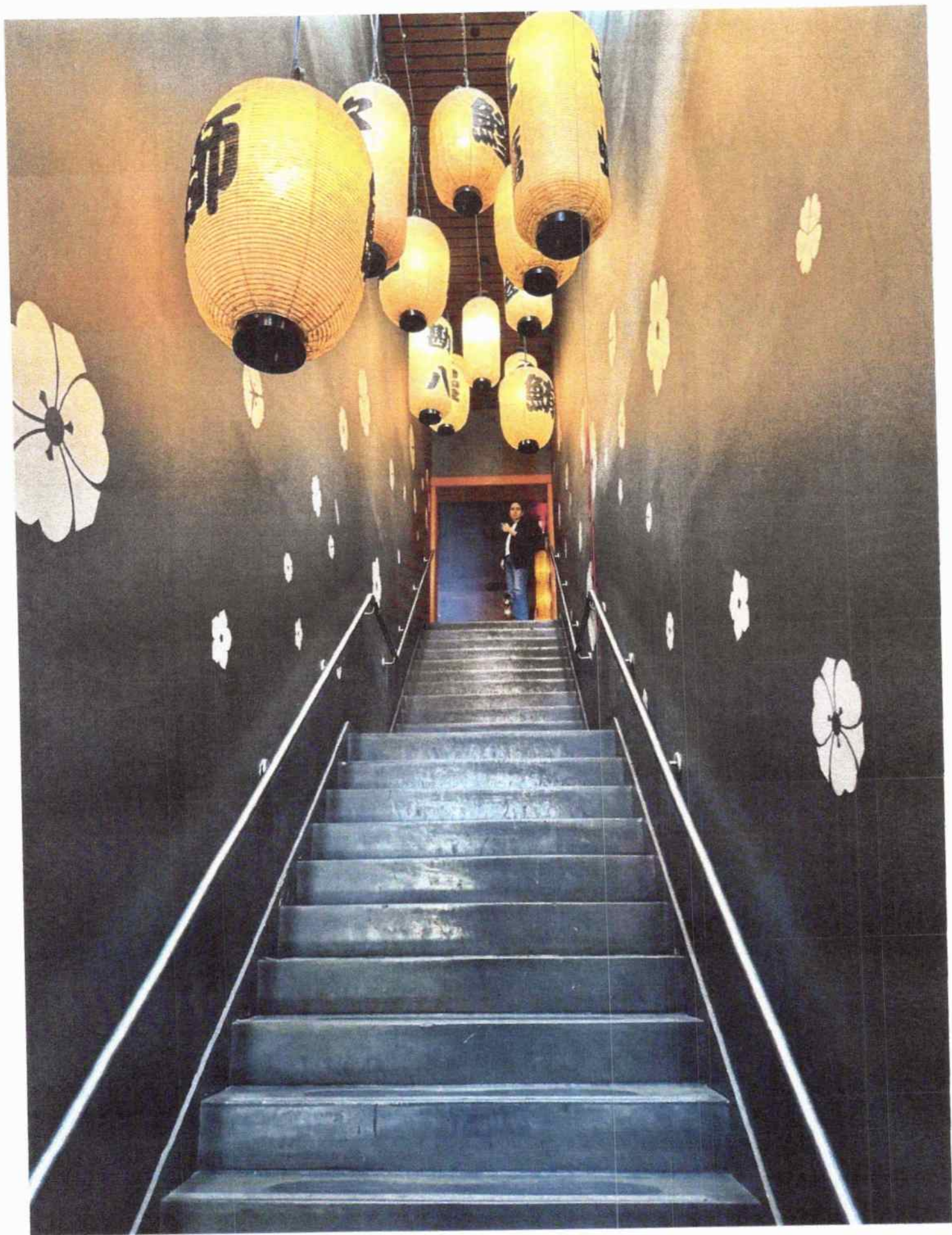
GRADE
PENDING

EAT
BLUE
RIBBON
青
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SUSHI
IZAKAYA
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DRINK

T2827657

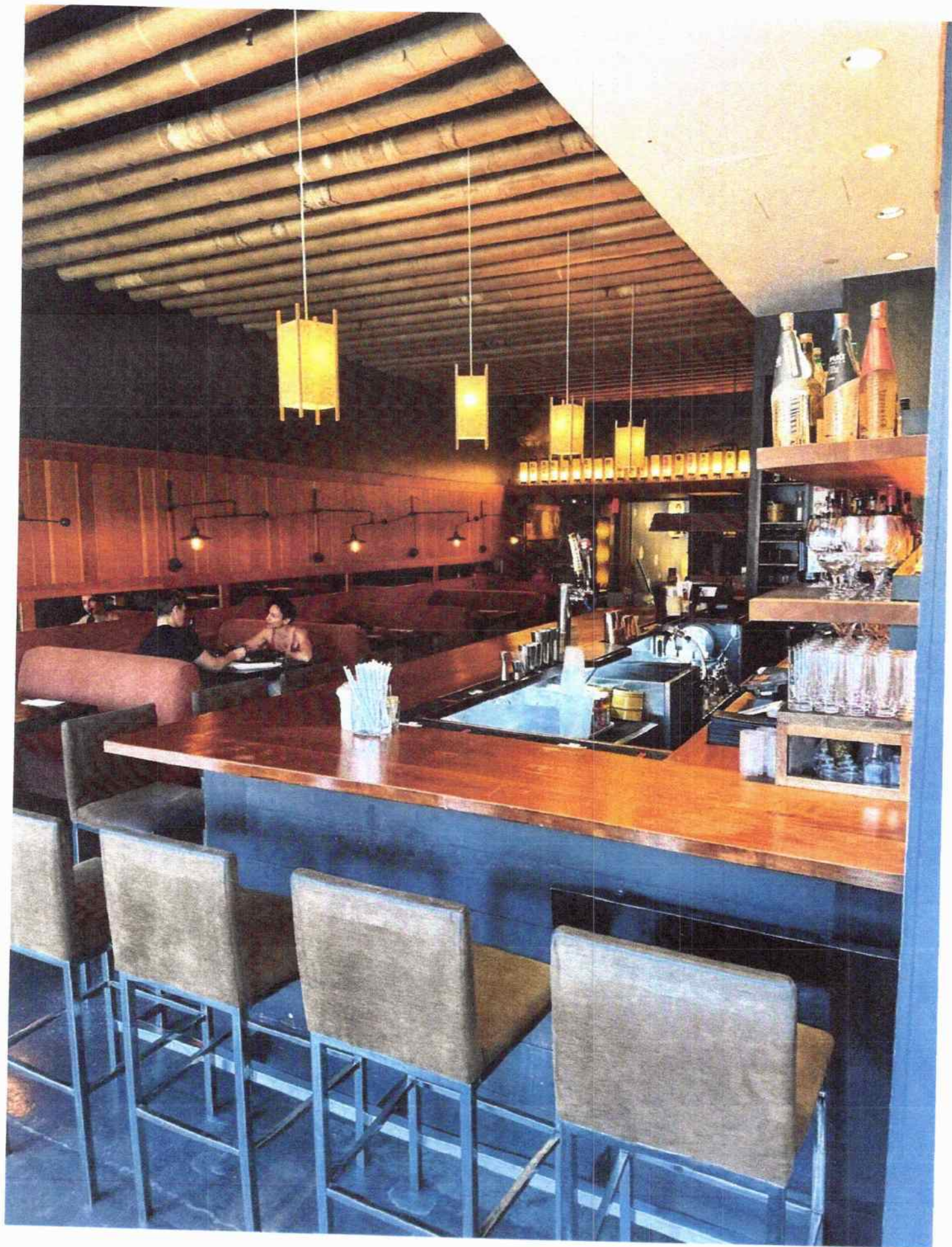
青 結 壽 司
BLUE RIBBON SUSHI IZAKAYA

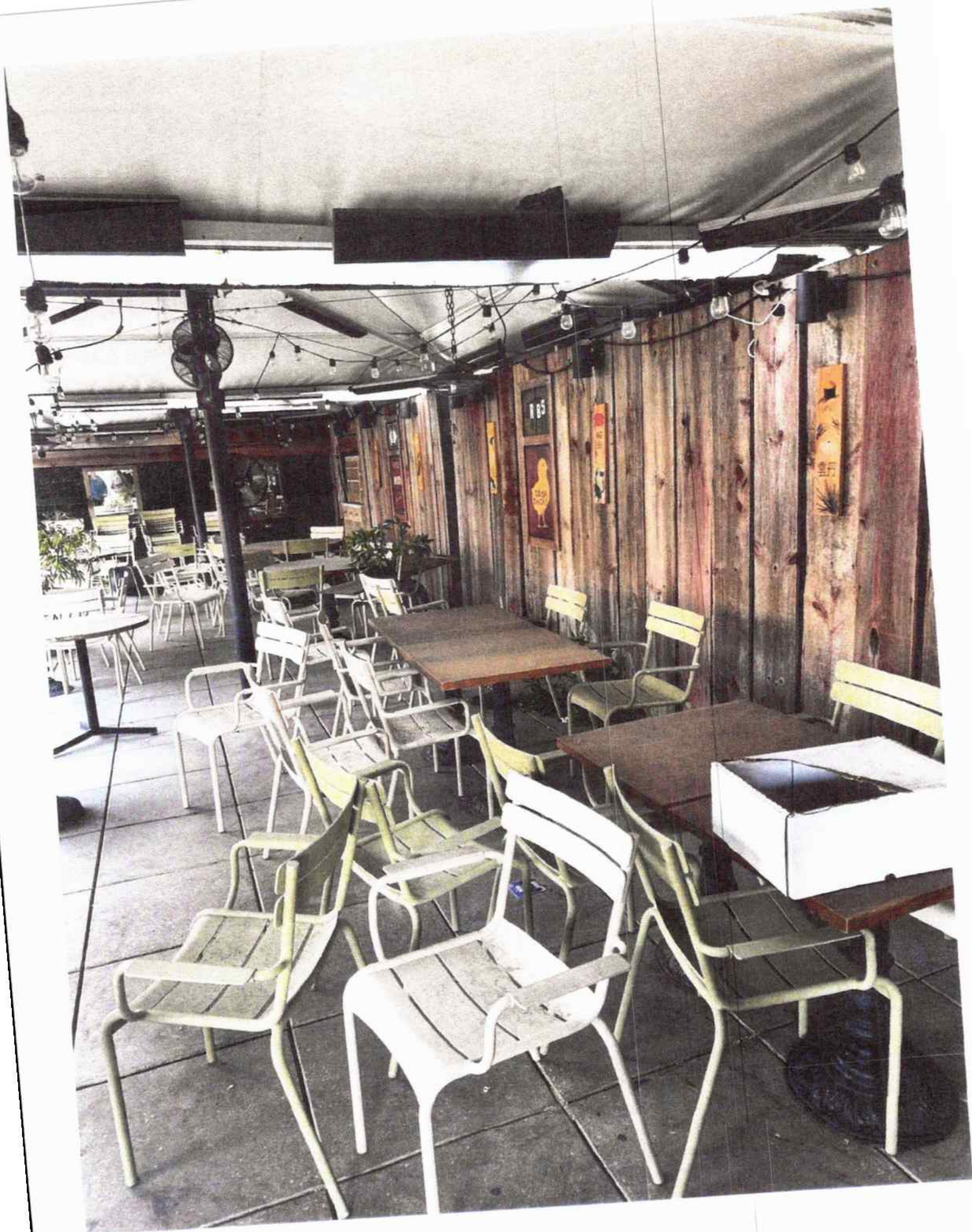












ALLEN OPERATING COMPANY, LLC
Landlord

and

BELLA LES LLC
Tenant

LEASE
for the 2nd Floor Restaurant and Bar
located in the Sixty LES Hotel,
190 Allen Street, New York, New York

LEASE

THIS LEASE is made as of the 20th day of April, 2026 ("**Effective Date**") between **ALLEN OPERATING COMPANY, LLC**, having an office c/o Allen Operating Company, LLC Attn: Jason Pomeranc, 190 Allen Street, New York, New York 10002 ("**Landlord**"), and **BELLA LES LLC**, a New York limited liability company, having an office at 2000 Broadway Suite 17B NY NY 10023 ("**Tenant**").

Landlord and Tenant hereby covenant and agree as follows:

ARTICLE 1 **DEFINITIONS AND BASIC PROVISIONS**

All capitalized terms used in the text of this Lease without definition are defined in this Article 1 or in **Exhibit "B"**.

Section 1.1 **Definitions.**

"Building" shall mean the land and the building and improvements being owned by **Landlord** and/or Fee Owner or their related entities located at The Sixty LES Hotel, 190 Allen Street, New York, New York and the Hotel being operated thereon.

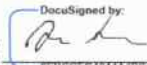
"Common Areas" shall mean the plaza areas, if any, driveways, aisles, sidewalks, loading docks, passageways, atrium, landscaping, courts, stairs, ramps, elevators, escalators, hallways, public restrooms and other common service areas, now or hereafter provided for the common or joint use and benefit of the occupants of the Building, their employees, agents, servants, customers and other invitees. Landlord hereby reserves the right to add, modify or otherwise change the Common Areas and to restrict Tenant and its customers, invitees and employees from using all or part of the Common Areas provided access to the Premises used by Tenant are not denied except as provided below. Tenant and its customers, invitees and employees shall be permitted at all times, except in the case of temporary closures for repairs or alterations, to use the areas to provide access to the Restaurant and the shared bathrooms used by the Hotel and Restaurant patrons located in the lobby area of the Building. Landlord shall have the right to temporarily close (for the minimum time necessary and to the extent such closure is reasonably necessary for such purpose) portions of the Common Areas in order to avoid public dedication and/or for the purpose of repair, restoration or other purposes, provided the same shall be required by law or where the same shall be reasonably necessary, as determined by Landlord, for repairs, alterations or for the proper operation of the Building or Hotel.

"Demised Premises" or **"Premises"** shall mean collectively the Second Floor Restaurant and Bar Area (the **"Restaurant"** or **"Restaurant Area"**), Second Floor Kitchen Area and Basement Kitchen Area (the **"Kitchen"** or **"Kitchen Area"**), and Second Floor Terrace

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the day and year first above written.

LANDLORD:

ALLEN OPERATING COMPANY, LLC

By: 
Name: Jason Pomeranc
Title: Member

TENANT:

BELLA LES LLC

By: SZSZ LLC
Its: Managing Member

By: 
Name: Moshe Ziv
Title: General manager

ALLEN OPERATING COMPANY, LLC

190 Allen Street aka 187 Orchard Street

New York, New York

Bella LES, LLC

at 2000 Broadway Suite 17B

New York, New York 10023

RE: LEASE (the"Lease") dated as of the 20th day of April, 2026 between ALLEN OPERATING COMPANY, LLC ("Landlord") and BELLA LES LLC ("Tenant").

Gentlemen:

This letter shall modify and amend the above referenced Lease to provide that the address of the Restaurant premises named in the Lease is 190 Allen Street, New York, New York also known as 187 Orchard Street, New York, New York.

All initial capitalized terms use in this letter shall have the meaning ascribed to them in the Lease unless otherwise defined herein.

If this letter sets forth our understanding regarding the subject matter hereof please sign and return this letter to the undersigned via email.

Very Truly,

ALLEN OPERATING COMPANY, LLC ("Landlord")

By: _____

Name: Jason Pomeranc, authorized party

Accepted and agreed to:

BELLA LES LLC ("Tenant")

By: _____

Name: Moshe Ziv

Accepted and agreed to:

 Moshe Ziv, Guarantor

Moshe Ziv





第3社區居民 請注意

BELLA LES LLC DBA: BELLA

公司名字 (Company) and / 和聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第三社區申請生意相關牌照權限生意)

RESTAURANT

(請選擇/please choose)

酒吧 (Bar)/餐廳 (Restaurant)

戶外咖啡 (Sidewalk Cafe) or 或者

後院花園咖啡 (Backyard Use)

187 ORCHARD ST.

Address/生意地址

seeking a license to serve (以上的店主想要請以下相關酒牌照)

BEER/WINE+LIQUOR

(請選擇/please choose)

啤酒和酒牌照 (Beer & Wine) or 或者

啤酒牌照 (Beer) or 或者

酒和酒牌照 (Wine & Liquor)

SAMANTHA 352 665-6008

Public meeting for comments

第三社區的居民有權利提出自己的意見和建議。

(CB 3 SLA Licensing & Outdoor Dining Committee Meeting)

曼哈頓第三社區委員會

酒類執照與戶外用餐委員會

Monday, June 8, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

請參閱 www.cb3manhattan.org 以了解會議詳情

此為通知委員會，以便可透過 Zoom 出席會議。此通知委員會主要目的，是為了與第三社區的居民，討論酒類執照與戶外用餐委員會，以便可透過 Zoom 出席會議。此通知委員會主要目的，是為了與第三社區的居民，討論酒類執照與戶外用餐委員會。

時間 (Time) 和地點 (Location)

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RES
& NEIGHBO

BELLA LES LLC DBA: BE

Company (DBA Name and Contact Number)

Plans to open a

RESTAURANT

(Please indicate the address you wish to indicate it there with)

at the following location

187 ORCHARD

Building Number and Street Name (Address)

This establishment is seeking a license to

BEER/WINE+LI

Beer & Wine or Beer, Wine & Liquor

There will be an opportunity for public comment

CB 3 SLA Licensing & Outdoor Dining Committee Meeting

Monday, June 8, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

or www.cb3manhattan.org for meeting details

This is a public meeting for residents of the community to provide input on the proposed license application for the establishment. The meeting will be held on Monday, June 8, 2026 at 6:30pm. The meeting will be held on Monday, June 8, 2026 at 6:30pm.

SAMANTHA 352 665-6008

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

BELLA LES LLC DBA: BELLA

公司名字 (Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

RESTAURANT

(請選擇/please choose)

酒吧 (Bar)/餐館 (Restaurant)

戶外咖啡 (Sidewalk Café) or 或者

後院花園咖啡 (Backyard Use)

187 ORCHARD ST.

Address/生意地址

seeking a license to serve (以上的店主想要請以下相關酒牌照)

BEER / WINE + LIQUOR

(請選擇/please choose)

啤酒和酒牌照 (Beer & Wine) or/或者

啤酒牌照 (Beer) or/或者

酒和烈酒牌照 (Wine & Liquor)

SAMANTHA 352 665-6008

Public meeting for comments

第 3 社區的居民有權利提出自己的意見和建議。

(CB 3 SLA Licensing & Outdoor Dining Committee Meeting)

曼哈頓第 3 社區委員會

酒類執照與戶外用餐委員會

Monday, June 8, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

請參閱 www.cb3manhattan.org 以了解會議詳情

這是混合式會議。公眾可通過 Zoom 或親自參加。社區委員會 3 號辦公室（位於東四街 59 號，介於第二大道和鮑威里街之間）提供有限座位，前 15 名到場者可入座。

時間 (Time) 和地點 (Location)

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

BELLA LES LLC DBA: BELLA

Company/DBA Name and Contact Number for Questions

Plans to open a
RESTAURANT

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

187 ORCHARD ST.

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER/WINE + LIQUOR

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment at the
CB 3 SLA Licensing & Outdoor Dining Committee Meeting on

Monday, June 8, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

see www.cb3manhattan.org for meeting details

This is a Hybrid Meeting. Members of the public can attend by Zoom or in-person. Limited seating available to first 15 at Community Board 3 Office at 59 East 4th Street (btwn 2nd Ave and Bowery)

Date/Time/Location

SAMANTHA 352.665-6008

Applicant Contact Information

mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

BELLA LES LLC DBA: BELLA

Company Name/Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

RESTAURANT

(Please choose) Bar/Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

187 ORCHARD ST.

address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

BEER/WINE + LIQUOR

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting
for comments

SAMANTHA
352 665-6008

Reunión público
para comentarios

Monday, June 8, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

consulta www.cb3manhattan.org para detalles de la reunión

Esta es una reunión híbrida. El público puede asistir por Zoom o en persona. Hay asientos limitados disponibles para las primeras 15 personas en la Oficina del Consejo Comunitario 3, ubicada en 59 East 4th Street (entre la 2da Ave y Bowery).

At Community Board 3
SLA Licensing & Outdoor Dining
Committee Meeting

En la Junta Comunitaria 3
Reunión del Comité de Licencias
el SLA y de Comidas al Aire Libre

mn03@cb.nyc.gov - www.cb3manhattan.org

Date: _____

to the following applicant/establishment (company and/or trade name) BELLA LIES LLC
DBA: BELLA

This business will be a: (circle) Bar Restaurant Other: _____

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Name	Signature	Address and Apt # (required)

Certificate of Occupancy

CO Number: 104035928F

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.*

A. Borough: Manhattan Address: 190 ALLEN STREET Building Identification Number (BIN): 1087667	Block Number: 00417 Lot Number(s): 74 Building Type: New	Certificate Type: Final Effective Date: 10/25/2017
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-A (1968 Code) Building Occupancy Group classification: J-1 (1968 Code) Multiple Dwelling Law Classification: HEXA		
No. of stories: 19 Height in feet: 208 No. of dwelling units: 141		
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: Easement(s) - Recording Info: ACCESS AND EGRESS EASEMENT FOR ROOF TOP DINING SITUATED OVER LOT # 76 HAS BEEN RECORDE UNDER CRFN # 2008000311675.		
Borough Comments: None		



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number:

104035928F

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	21	100	B-2 D-2		6	STORAGE, MECHANICAL ROOMS, METER ROOMS WORK SHOP.
CEL	8	100	E		5	OFFICES
CEL	65	100	F-4 D-2		12, 5	NIGHT CLUB.
SUB	15	OG	F-4		5	STAFF LOUNGES
SUB	2	OG	B-2 D-2		2, 5	STORAGE, MECHANICAL ROOMS, TRASH ROOMS, LOCKER ROOMS, OIL TANK ROOM SOILED LINEN ROOM.
SUB	9	OG	D-2		6	KITCHEN
SUB	31	OG	F-3		5	ACCESSORY HEALTH SPA.
ME Z	20	100	F-4		12	CABARET
001	25	100	C		6	RETAIL STORE
001	64	100	F-4 D-2		12	RESTAURANT, KITCHEN
001	150	100	F-4		12	CABARET LOBBY
001	130	100	F-4		12	CABARET
001	2	100	J-1		5	HOTEL LOBBY



Borough Commissioner



Commissioner

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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
002	299	100	F-4		10	RESTAURANT, ROOF TERRACE
002	1	100	C		5	NEWSTAND
002		OG	B-2		10	WALK IN FREEZER
002	5	100	D-2		10	KITCHEN
002	1	100	B-2		10	COAT ROOM
003		40	J-1	9	5	NINE (9) HOTEL ROOMS
003	139	40	F-3		5	ROOF TERRACE WITH SWIMMING POOL.
003		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM, MECHANICAL ROOM, PANTRY
004 006		40	J-1	12	5	TWELVEL (12) HOTEL ROOMS PER FLOOR
007		40	J-1	6	5	SIX (6) HOTEL ROOMS
007		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM, PANTRY
007	170	40	F-4		10	DINING ROOM, ROOF TERRACE
008 013		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

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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
008 013	1	40	J-1	10	5	TEN (10) HOTEL ROOMS PER FLOOR
014		40	J-1	7	5	SEVEN (7) HOTEL ROOMS
014	170	40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM
015 016		40	J-1	10	5	TEN (10) HOTEL ROOMS PER FLOOR
015 016		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM
017		40	J-1	0.5	5	ONE-HALF (1/2) HOTEL ROOM
017		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM
017		40	J-1	1	5	ONE (1) HOTEL ROOM
018		40	J-1 D-2	1	5	ONE (1) HOTEL ROOM.
018		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOMS
018		40	J-1	0.5	5	ONE-HALF (1/2) HOTEL ROOM
019		75	D-2		5	BOILER ROOM, MECHANICAL ROOM
RO F		35	D-2		5	ELEVATOR MACHINE ROOM, MECHANICAL EQUIPMENT ROOMS



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number:

104035928F

ACCESS AND EGRESS EASEMENT FOR ROOFTOP DINING SITUATED OVER LOT 76 HAS BEEN RECORDED UNDER CRFN # 2008000311675 NOTE: MEZZANINE LEVEL SHALL BE 15 FEET OR MORE SETBACK FROM THE STREET LINE PER ZR33-432. GYM/SPA IS ACCESSORY USE TO THE HOTEL AND TO BE USED ONLY BY OCCUPANTS OF THE HOTEL. THESE PREMISES 200 ALLEN 173-177 EAST HOUSTON ST, 184 ORCHARD ST., 171 EAST HOUSTON ST, 184 ORCHARD ST. CONSISTING OF TAX LOTS 74, 52, 58, 76, 72 HAVE BEEN DECLARED ONE ZONING LOT AS SECTION 12-10 OF THE ZONING RESOLUTION AND HAVE BEEN RECORDED AT THE OFFICE OF THE CITY REGISTER UNDER DOC. #CRFN2007000576190.

END OF SECTION



Borough Commissioner



Commissioner

END OF DOCUMENT

104035928/000 10/25/2017 4:35:05 PM

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	178 Orchard St, New York, New York, 10002
Geocode	Latitude: 40.72176 Longitude: -73.98829
Report Generated On	5/19/2026

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	177 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	609 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	847 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	1,009 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	1,242 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	1,330 ft
AVENUE A LIQUOR CORP. License ID: 0100-26-133279 Legacy Serial No.: 6083661	58 Avenue A Store 10 New York, New York 10009	1,375 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	1,393 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
Assafa Islamic Center, Inc. - Assafa Masjid	218 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Lotus Collective LLC Application ID: NA-0340-25-139145	162 Orchard St New York, New York 10002	261 ft
GAO HOSPITALITY LLC Application ID: NA-0340-25-124980	108 Stanton St New York, NY 10002	287 ft
133 ESSEX ASSOCIATES LLC Application ID: NA-0340-24-142520	133 Essex St New York, New York 10002	606 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
PUB 138 INC. License ID: 0370-23-136937 Legacy Serial No.: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	63 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	74 ft
HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839	172 ORCHARD ST NEW YORK, New York 10002	88 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	106 ft
Baby Grand LES LLC License ID: 0370-24-136682 Legacy Serial No.: 6045527	187 Orchard St Store A New York, New York 10002	127 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	137 ft
LION HOSPITALITY LLC License ID: 0340-22-111231 Legacy Serial No.: 1339355	84 STANTON ST NEW YORK, New York 10002	139 ft
Idleflora LLC License ID: 0340-24-132720 Legacy Serial No.: 6041475	188 Allen St New York, New York 10002	149 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	153 ft
EPSTEINS BAR LLC License ID: 0370-23-137572 Legacy Serial No.: 1303829	82 STANTON ST NEW YORK, New York 10002	155 ft
95 STANTON STREET REST INC License ID: 0370-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	160 ft
168 ORCHARD ST PARTNERS, INC. License ID: 0370-24-123085 Legacy Serial No.: 6031536	168 170 ORCHARD ST NEW YORK, New York 10002	161 ft
OSTERIA GRANO LLC License ID: 0340-22-104472 Legacy Serial No.: 1281633	175 LUDLOW ST NEW YORK, New York 10002	176 ft
Pilgrim Souls LLC License ID: 0340-25-110345 Legacy Serial No.: 6059932	161 Ludlow St New York, New York 10002	187 ft
Baker Falls Enterprises LLC License ID: 0370-25-111964 Legacy Serial No.: 6061600	192 Allen St New York, New York 10002	189 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
GHVILLE INC License ID: 0370-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	209 ft
JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888	173 LUDLOW ST NEW YORK, New York 10002	211 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC License ID: 0343-22-127335 Legacy Serial No.: 1192619	190 ALLEN STREET STANTON & EAST HOUSTON STREETS NEW YORK, New York 10002	215 ft
EASTERN DISTRICT OPERATIONS LLC License ID: 0340-23-130765 Legacy Serial No.: 1329636	177 LUDLOW ST NEW YORK, New York 10002	220 ft
SWEET CHICK LES LLC License ID: 0340-22-112621 Legacy Serial No.: 1274831	178 LUDLOW ST NEW YORK, New York 10002	227 ft
MOREISH HOSPITALITY INC License ID: 0340-26-135991 Legacy Serial No.: 6086430	198 Allen St New York, New York 10002	242 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	261 ft
THY TEAM INC License ID: 0340-24-125470 Legacy Serial No.: 6034006	108 STANTON ST NEW YORK, New York 10002	287 ft
Apt 5 LLC License ID: 0370-24-124394 Legacy Serial No.: 6032903	157 Ludlow St New York, New York 10002	295 ft
158 LUDLOW REST LLC License ID: 0370-24-130274 Legacy Serial No.: 6038945	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002	301 ft
DML HOSPITALITY GROUP LLC License ID: 0340-25-103653 Legacy Serial No.: 6053115	112 Stanton St New York, New York 10002	345 ft
OWLINGS INC License ID: 0370-24-133643 Legacy Serial No.: 6042430	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	355 ft
Winhall Station LLC License ID: 0370-24-131796 Legacy Serial No.: 6040502	154 Orchard St Stores C & D New York, New York 10002	361 ft
UBER CAFFE LLC License ID: 0340-23-134800 Legacy Serial No.: 1268136	116 STANTON ST NEW YORK, New York 10002	386 ft
DANIEL CABA License ID: 0340-23-138172 Legacy Serial No.: 1332083	117 STANTON ST NEW YORK, New York 10002	416 ft
REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	436 ft
S W MONTE INC License ID: 0370-23-165259 Legacy Serial No.: 6007658	217 E HOUSTON ST NEW YORK, New York 10002	453 ft
Two Doors Down NY LLC License ID: 0370-24-137045 Legacy Serial No.: 6045894	159 E Houston St New York, New York 10002	453 ft
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	461 ft

Active On Premises Liquor Licenses within 750 feet

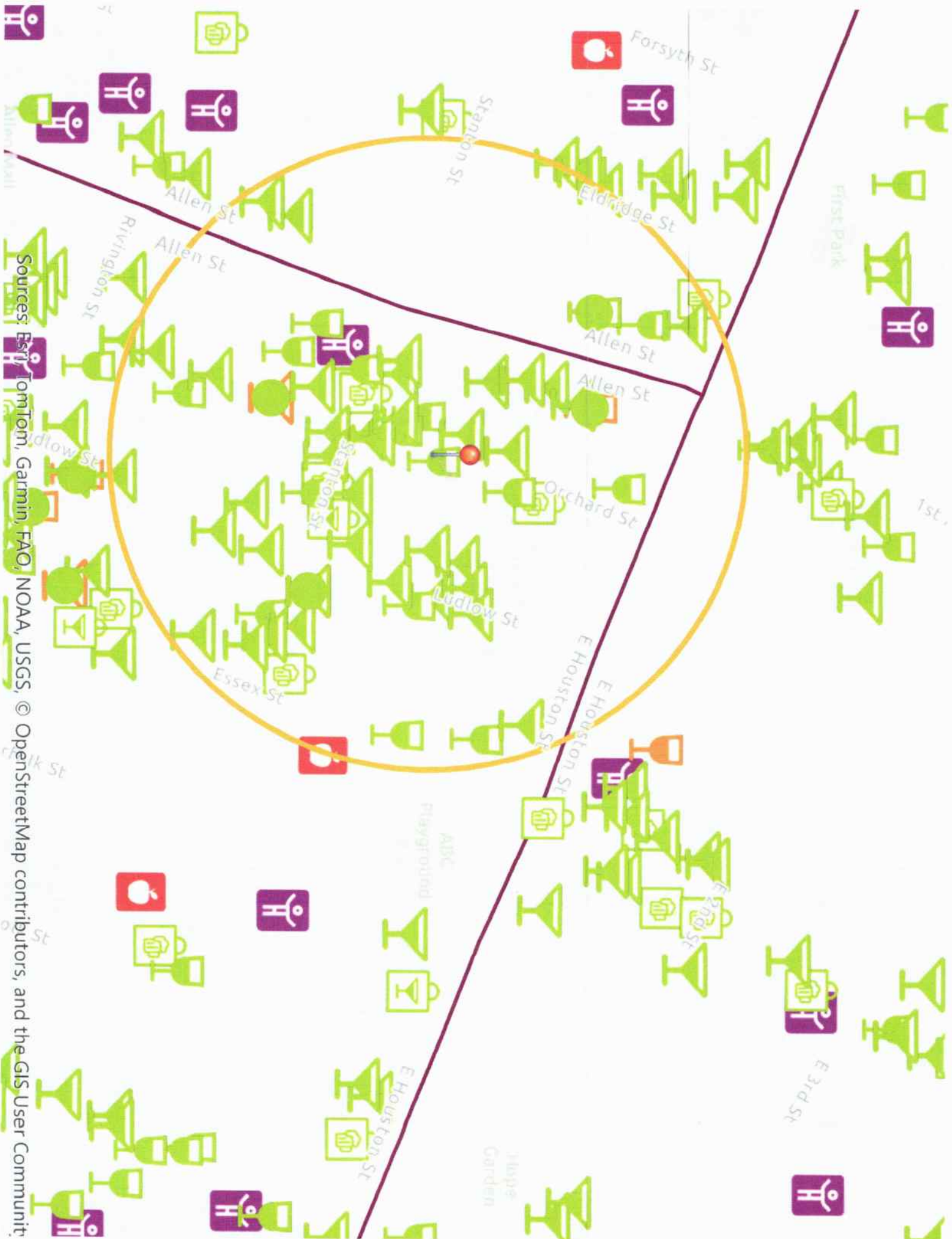
Name	Address	Distance
Jazz Genius Corporation License ID: 0340-25-126312 Legacy Serial No.: 6076582	151 Essex St New York, New York 10002	467 ft
New Copper & Oak LLC License ID: 0370-25-100410 Legacy Serial No.: 6049811	157 159 Allen Street Store 1 New York, New York 10002	476 ft
SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412	139 LUDLOW ST NEW YORK, New York 10002	492 ft
SAFF INC License ID: 0370-23-131154 Legacy Serial No.: 1024136	249 ELDRIDGE STREET NEW YORK, New York 10002	498 ft
MAMAMIA CORP License ID: 0340-25-104138 Legacy Serial No.: 6053607	231 ELDRIDGE ST NEW YORK, New York 10002	503 ft
MONEYGOROUND INC License ID: 0370-24-115619 Legacy Serial No.: 6023903	235 ELDRIDGE ST NEW YORK, New York 10002	506 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	513 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	535 ft
Daisy Doodle LLC License ID: 0340-26-132824 Legacy Serial No.: 6083190	217 Eldridge St New York, New York 10002	545 ft
Dinner Menu LLC License ID: 0340-26-137950 Legacy Serial No.: 6088444	78 Rivington St New York, New York 10002	552 ft
OSCURA 247 LLC License ID: 0370-24-116003 Legacy Serial No.: 6024292	247 Eldridge St New York, New York 10002	562 ft
FOUNDATION LOUNGE CORP License ID: 0370-23-135024 Legacy Serial No.: 1280506	137 ESSEX ST NEW YORK, New York 10002	564 ft
KELTIC LOUNGE INC License ID: 0370-23-160789 Legacy Serial No.: 6003151	132 LUDLOW ST NEW YORK, New York 10002	565 ft
Cactus Wren LLC License ID: 0340-25-105715 Legacy Serial No.: 6055211	98 Rivington St New York, New York 10002	570 ft
LIQUID SAMURAI LLC License ID: 0340-23-138090 Legacy Serial No.: 1283751	245 ELDRIDGE ST NEW YORK, New York 10002	573 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	576 ft
BRIDGE & TUNNEL LLC License ID: 0370-25-122730 Legacy Serial No.: 6072479	149 Allen St New York, New York 10002	578 ft
REQUISITE BOOTIE INC License ID: 0340-23-131657 Legacy Serial No.: 1024348	14 1ST AVENUE NEW YORK, New York 10009	585 ft
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	585 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
CRAWFORD FLICK INC License ID: 0370-23-131210 Legacy Serial No.: 1024603	7 AVENUE A NEW YORK, New York 10009	614 ft
Brenmck LLC License ID: 0370-24-127244 Legacy Serial No.: 6035824	16 First Ave New York, New York 10009	618 ft
DOWNTOWN DINING LLC License ID: 0370-24-137018 Legacy Serial No.: 6045867	5 AVENUE A NEW YORK, New York 10009	623 ft
FOOLS GOLD NYC LLC License ID: 0370-24-110155 Legacy Serial No.: 6018263	145 E HOUSTON ST NEW YORK, New York 10002	633 ft
ALLEGRA ALLEGRA INC License ID: 0370-24-109396 Legacy Serial No.: 6017468	15 1ST AVENUE NEW YORK, New York 10003	640 ft
JJD GROUP LLC License ID: 0370-23-132625 Legacy Serial No.: 1210668	9 AVENUE A HOUSTON & 1ST AVE NEW YORK, New York 10009	652 ft
JMDR 127 LUDLOW LLC License ID: 0340-23-137942 Legacy Serial No.: 1278006	127 LUDLOW ST NEW YORK, New York 10002	654 ft
BURGERS AND CHISMIS LLC License ID: 0340-22-104950 Legacy Serial No.: 1327911	143 ORCHARD ST NEW YORK, New York 10002	666 ft
CAMILLE PRODUCTIONS LLC License ID: 0370-23-127506 Legacy Serial No.: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002	666 ft
A HALIBUT, INC. License ID: 0340-23-134703 Legacy Serial No.: 1270101	138 ORCHARD ST NEW YORK, New York 10002	667 ft
INWANY INC License ID: 0340-23-129129 Legacy Serial No.: 1357394	65 RIVINGTON ST NEW YORK, New York 10002	673 ft
CUATRO LOBOS INC License ID: 0340-23-135223 Legacy Serial No.: 1283883	140 142 ORCHARD ST NEW YORK, New York 10002	678 ft
The Downtown LLC & Rivington Refinery Management LLC & TableOne LES LLC & Lorimer Chalet LLC License ID: 0343-22-127458 Legacy Serial No.: 1144147	107 RIVINGTON ST LUDLOW & ESSEX NEW YORK, New York 10002	681 ft
D&C SOCIAL CLUB INC License ID: 0349-24-126930 Legacy Serial No.: 6035487	141 E HOUSTON ST NEW YORK, New York 10002	681 ft
JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871	126 LUDLOW ST NEW YORK, New York 10002	689 ft
HUNGRY HOSPITALITY LLC License ID: 0340-24-124359 Legacy Serial No.: 6032862	24 1ST AVE AKA 101 E 2ND ST NEW YORK, New York 10009	698 ft
Kooking NYC LLC License ID: 0340-25-109044 Legacy Serial No.: 6058605	111 Rivington St New York, New York 10002	700 ft
AVENUE A PIZZA LLC License ID: 0340-24-122259 Legacy Serial No.: 6030690	15 Avenue A New York, New York 10009	704 ft
ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC & ATELIER HOSPITALITY INC. License ID: 0343-25-100684 Legacy Serial No.: 6050095	139 ORCHARD ST NEW YORK, New York 10002	706 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
EL CASTILLO DE JAGUA REST CORP License ID: 0340-24-112257 Legacy Serial No.: 6020454	113 Rivington St New York, New York 10002	711 ft
At Cave LLC License ID: 0340-26-138371 Legacy Serial No.: 6088866	103 E 2nd St New York, New York 10009	714 ft
ROBERT SANDS INC License ID: 0370-23-161618 Legacy Serial No.: 6003983	12 AVENUE A HOUSTON & FIRST NEW YORK, New York 10009	717 ft
DOUBLE DOWN NYC LLC License ID: 0370-24-116117 Legacy Serial No.: 6024409	14 AVENUE A HOUSTON & E 2ND STREET NEW YORK, New York 10009	734 ft
Bar On Houston LLC, The License ID: 0370-24-140091 Legacy Serial No.: 6048989	244 E Houston St New York, New York 10002	741 ft
PENNSYLVANIA JAYCOX INC License ID: 0370-23-128544 Legacy Serial No.: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, New York 10002	743 ft



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



Michael Kelly <kellymlk136@gmail.com>

Liquor License Application for Bella LES LLC, located in the 60 LES Hotel at 187 Orchard St.

1 message

Michael Kelly <kellymlk136@gmail.com>

Wed, May 27, 2026 at 3:09 PM

To: lesdwellers2012@gmail.com, friendsoftheles@gmail.com, EVCC Director <info@evccnyc.org>

To Whom it May Concern,

Please see the attached Liquor License Application and related paperwork for Bella LES LLC, located in the 60 LES Hotel at 187 Orchard St. They will be replacing the existing restaurant in the Hotel. If you have any questions or need additional information please let me know.

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Thank you,

Michael Kelly
136 Waverly Rd
Scarsdale, NY 10583
P: (914) 632-6036
F: (914) 632-6034



BELLA LES LLC - LIQUOR LICENSE APPLICATION QUESTIONNAIRE.pdf

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