



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

Arnette Scott, 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: 08/26/2026

Is location currently licensed? ☒ Yes ☐ No Type of license: OP-Liquor License

If alteration, describe nature of alteration: N/A Change method of operation by extending hours of operation from 2:00 a.m. to 4:00 a.m.

Previous or current use of the location: Food & Beverage Business Serving Liquor, Beer, Wine, and Cider

Corporation and trade name of current license: Oscura 247 LLC dba San Antonios

APPLICANT:

Premise address: 247 Eldridge st NY, NY, 10002

Cross streets: Between Houston and Stanton

Name of applicant and all principals: Ahmad Abuallan

Trade name (DBA): San Antonios

PREMISE:

Type of building and number of floors: Mixed use building , we use the ground floor and basement

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 75

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): C6-2A

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) Thursday 4pm to 4am, Friday 4pm to 4am, Saturday 4am to 4pm, Sunday 4pm to 4am

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? 3 Total number of indoor seats? 21

How many stand-up bars/bar seats are located on the premise (number, length, and location) 15

(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 _____

What are the hours the kitchen will be open? no kitchen

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Ahmad F Abuallan

How many employees will there be? 2/3

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

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 5

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: 2 to 3 speakers with a control panel

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

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Social media and online ads

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?

Please attach plans. Trained security personnel will monitor the entrance and sidewalk, prevent crowding, keep pedestrian pathways clear, and ensure patrons do not obstruct vehicular traffic or neighboring properties.

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 1 from 8pm to 4am

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

Please attach plans. Premises was sound proof insulated and in addition we have an audio limiter present to

Is sound proofing installed? ☒ Yes ☐ No permitted decible levels.

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: Oscura 247 LLC

Address: 247 Eldridge st Community Board # CB3

Dates of operation: THURSDAY TO SUNDAY

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

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, address and describe the business

Has any principal had SLA reports or action within the past 5 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (name and address) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate Bar, Restaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? 15

How many On-Premise (OP) liquor licenses are within 500 feet? 6

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
☐ 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 Closed; Tue Closed; Wed Closed;
Thu 4pm to 4pm; Fri 4pm to 4am; Sat 4pm to 4am;
Sun 4pm to 4am. (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: yes
6. ☐ I will install soundproofing, Premises is already sound proof

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, ☐ dancing, ☐ 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: Ahmad Abuallan

Phone Number: 6462634596

DISCLAIMER: CB 3 may determine after reviewing the method of operation, or if there are resident concerns, that it is necessary for the application to be heard at the committee meeting. If the application is heard by committee, any previously agreed upon stipulations will be invalidated.

General Criteria for Administrative Approval of SLA License Applications	New Licenses
1. Closing at or before 12:00 a.m. all days.	☒
2. Will not use outdoor space for commercial use except that I may apply for the Dining Out NYC program or Open Streets but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop.	☒
3. Will not apply for an upgrade to a full on-premise liquor license, a method of operation change, or alteration before business has been in operation for a minimum of two years and without first obtaining approval by CB 3.	☒
4. Will close any front or rear facade doors and windows at 10:00 p.m. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.	☒
5. Will not have DJs, live music, promoted events, any event at which a cover fee is charged, or scheduled performances.	☒
6. Will play ambient recorded background music only.	☒
7. Will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.	☒
8. Will not participate in pub crawls or have party buses come to establishment.	☒
9. Will not have wait lines outside.	☒
10. Will not have unlimited drink specials with food, including Boozy Brunches.	☒
11. Residents may contact the manager/owner at a given phone number for complaints to be addressed immediately and will revisit the above-stated method of operation if necessary, in order to minimize the establishment's impact on the neighbors.	☒

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	247 Eldridge St, New York, New York, 10002
Geocode	Latitude: 40.72282 longitude: -73.98970
Report Generated On	8/31/2026

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	723 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	811 ft
Bowery NYC Wines LLC License ID: 0100-26-146228 Legacy Serial No.: 6096871	269 Bowery New York, New York 10002	843 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	1,141 ft
EAST HOUSTON STREET WINE & LIQUOR INC License ID: 0100-24-100179 Legacy Serial No.: 6008088	253 E HOUSTON ST NEW YORK, New York 10002	1,301 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	1,446 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	1,501 ft
AVENUE A LIQUOR CORP. License ID: 0100-26-133279 Legacy Serial No.: 6083661	58 Avenue A Store 10 New York, New York 10009	1,507 ft

Schools within 500 feet		
Name	Address	Distance
FORSYTHE SATELLITE ACADEMY	198 FORSYTH ST NEW YORK, NY 10002	276 ft
CASCADES HIGH SCHOOL	198 FORSYTH ST-3RD FL NEW YORK, NY 10002	276 ft

Churches within 500 feet		
Name		Distance
Nativity Missn Cntr		167 ft
The Village Institute Of Pyschotherapy		412 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
IARANYC LLC Application ID: NA-0340-26-117673	201 Allen St New York, New York 10002	204 ft
Bella Les LLC Application ID: NA-0340-26-120348	187 Orchard St New York, New York 10002	463 ft
JDS Restaurant 2 LLC Application ID: NA-0340-26-124975	32 E 1st St New York, New York 10003	548 ft
JESA NY Management LLC Application ID: NA-0340-26-119548	215 Chrystie St New York, New York 10002	594 ft
Lotus Collective LLC Application ID: NA-0340-25-139145	162 Orchard St New York, New York 10002	699 ft
Casafuego LLC Application ID: NA-0340-26-116326	99 Stanton St New York, New York 10002	730 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
OSCURA 247 LLC License ID: 0370-24-116003 Legacy Serial No.: 6024292	247 Eldridge St New York, New York 10002	20 ft
LIQUID SAMURAI LLC License ID: 0340-23-138090 Legacy Serial No.: 1283751	245 ELDRIDGE ST NEW YORK, New York 10002	57 ft
FOOLS GOLD NYC LLC License ID: 0370-24-110155 Legacy Serial No.: 6018263	145 E HOUSTON ST NEW YORK, New York 10002	100 ft
SAFF INC License ID: 0370-23-131154 Legacy Serial No.: 1024136	249 ELDRIDGE STREET NEW YORK, New York 10002	118 ft
D&C SOCIAL CLUB INC License ID: 0349-24-126930 Legacy Serial No.: 6035487	141 E HOUSTON ST NEW YORK, New York 10002	137 ft
MONEYGOROUND INC License ID: 0370-24-115619 Legacy Serial No.: 6023903	235 ELDRIDGE ST NEW YORK, New York 10002	156 ft
Two Doors Down NY LLC License ID: 0370-24-137045 Legacy Serial No.: 6045894	159 E Houston St New York, New York 10002	185 ft
MAMAMIA CORP License ID: 0340-25-104138 Legacy Serial No.: 6053607	231 ELDRIDGE ST NEW YORK, New York 10002	194 ft
PRUNE LLC License ID: 0340-22-110346 Legacy Serial No.: 1100479	54 E 1ST STREET 1ST & 2ND AVENUE NEW YORK, New York 10003	345 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	345 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
MOREISH HOSPITALITY INC License ID: 0340-26-135991 Legacy Serial No.: 6086430	198 Allen St New York, New York 10002	348 ft
MAYREE TEAMWORK PLUS CORPORATION License ID: 0340-23-132925 Legacy Serial No.: 1349921	58 E 1ST ST NEW YORK, New York 10003	357 ft
Baker Falls Enterprises LLC License ID: 0370-25-111964 Legacy Serial No.: 6061600	192 Allen St New York, New York 10002	360 ft
Idleflora LLC License ID: 0340-24-132720 Legacy Serial No.: 6041475	188 Allen St New York, New York 10002	400 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	402 ft
ALLEGRA ALLEGRA INC License ID: 0370-24-109396 Legacy Serial No.: 6017468	15 1ST AVENUE NEW YORK, New York 10003	414 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	414 ft
Daisy Doodle LLC License ID: 0340-26-132824 Legacy Serial No.: 6083190	217 Eldridge St New York, New York 10002	426 ft
REQUISITE BOOTIE INC License ID: 0340-23-131657 Legacy Serial No.: 1024348	14 1ST AVENUE NEW YORK, New York 10009	443 ft
JUST AN OVEN CORP License ID: 0340-23-127056 Legacy Serial No.: 1142375	19- 21 1ST AVENUE 1ST & 2ND STREETS NEW YORK, New York 10003	454 ft
Baby Grand LES LLC License ID: 0370-24-136682 Legacy Serial No.: 6045527	187 Orchard St Store A New York, New York 10002	463 ft
PUB 138 INC. License ID: 0370-23-136937 Legacy Serial No.: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	487 ft
EPSTEINS BAR LLC License ID: 0370-23-137572 Legacy Serial No.: 1303829	82 STANTON ST NEW YORK, New York 10002	492 ft
Brenmck LLC License ID: 0370-24-127244 Legacy Serial No.: 6035824	16 First Ave New York, New York 10009	496 ft
LION HOSPITALITY LLC License ID: 0340-22-111231 Legacy Serial No.: 1339355	84 STANTON ST NEW YORK, New York 10002	507 ft
215 CHRYSTIE LLC & IS CHRYSTIE MANAGEMENT LLC & CHRYSTIE HOTEL F&B, LLC License ID: 0343-23-107027 Legacy Serial No.: 1298196	215 CHRYSTIE ST NEW YORK, New York 10002	544 ft
IS CHRYSTIE MANAGEMENT LLC & JJ HOSPITALITY 2 LLC License ID: 0340-23-136084 Legacy Serial No.: 1298195	215 CHRYSTIE ST JULES@BRPCLAW.COM NEW YORK, New York 10002	544 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	573 ft
HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839	172 ORCHARD ST NEW YORK, New York 10002	594 ft

Active On Premises Liquor Licenses within 750 feet

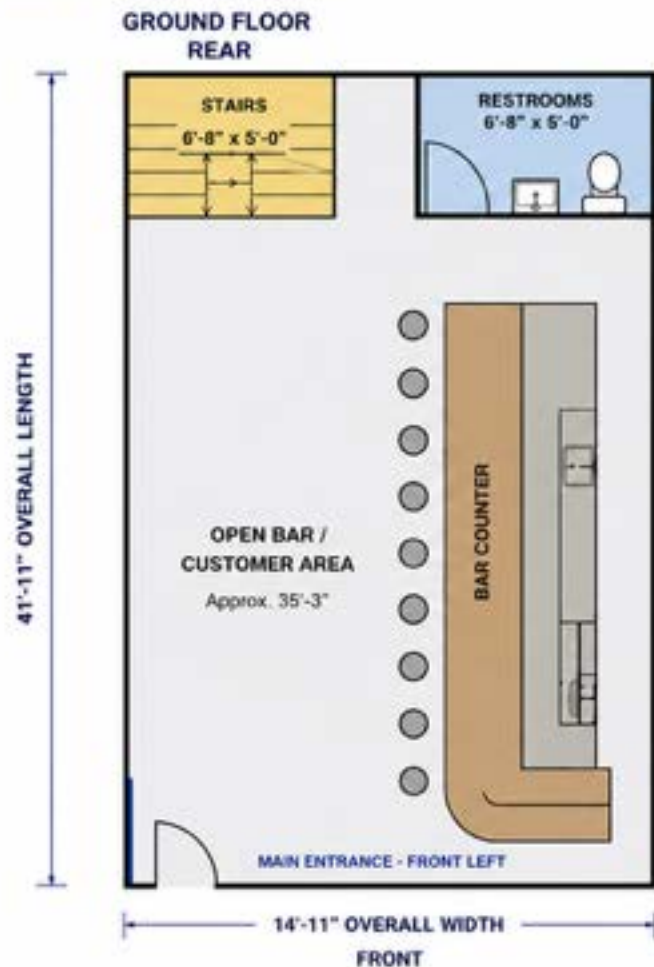
Name	Address	Distance
REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	600 ft
ORCHID STREET ENTERPRISES LLC License ID: 0340-22-106907 Legacy Serial No.: 1156178	174 ORCHARD STREET HOUSTON & STANTON STREETS NEW YORK, New York 10002	602 ft
ALLENTOWN TRADING CO LLC License ID: 0370-24-121042 Legacy Serial No.: 6029433	205 CHRYSTIE ST NEW YORK, New York 10002	621 ft
GHVILLE INC License ID: 0370-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	630 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	645 ft
168 ORCHARD ST PARTNERS, INC. License ID: 0370-24-123085 Legacy Serial No.: 6031536	168 170 ORCHARD ST NEW YORK, New York 10002	648 ft
OSTERIA GRANO LLC License ID: 0340-22-104472 Legacy Serial No.: 1281633	175 LUDLOW ST NEW YORK, New York 10002	654 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	666 ft
JBDP STANTON CORPORATION License ID: 0370-21-120152 Legacy Serial No.: 1272778	17 STANTON ST NEW YORK, New York 10002	668 ft
95 STANTON STREET REST INC License ID: 0370-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	673 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	679 ft
At Cave LLC License ID: 0340-26-138371 Legacy Serial No.: 6088866	103 E 2nd St New York, New York 10009	681 ft
EASTERN DISTRICT OPERATIONS LLC License ID: 0340-23-130765 Legacy Serial No.: 1329636	177 LUDLOW ST NEW YORK, New York 10002	683 ft
Kitchen Nuggets LLC License ID: 0340-25-103349 Legacy Serial No.: 6052804	23 2nd Ave New York, New York 10003	713 ft
MACPER LLC License ID: 0370-23-138628 Legacy Serial No.: 1283410	41 1ST AVE NEW YORK, New York 10003	720 ft
SWEET CHICK LES LLC License ID: 0340-22-112621 Legacy Serial No.: 1274831	178 LUDLOW ST NEW YORK, New York 10002	724 ft
Grafton Street Enterprises LLC License ID: 0340-25-131352 Legacy Serial No.: 6081680	29 2nd Ave New York, New York 10003	732 ft
AKCB HOLDING LLC AND OUTER HOSPITALITY LLC License ID: 0370-23-130833 Legacy Serial No.: 1332415	191 CHRYSTIE ST NEW YORK, New York 10002	733 ft
Pilgrim Souls LLC License ID: 0340-25-110345 Legacy Serial No.: 6059932	161 Ludlow St New York, New York 10002	734 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
FREEMAN HOLDINGS LLC License ID: 0340-22-106044 Legacy Serial No.: 1150177	191 CHRYSTIE ST AKA 2 FREEMAN ALLEY NEW YORK, New York 10002	737 ft
JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888	173 LUDLOW ST NEW YORK, New York 10002	740 ft

SCHEMATIC FLOOR DIAGRAM

247 Eldridge St, New York, NY 10002



LOWER LEVEL - MEASURED AREAS

