



THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone: (212) 533-5300 - Fax: (212) 533-3659
 www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- 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:
http://www.nyc.gov/html/mancb3/html/sla/community_groups.shtml
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

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: 4/30/14

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Is location currently licensed? Yes No Type of license: On Premise Liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Saro Corp. D/B/A Saro

APPLICANT:

Premise address: 102 NORFOLK ST.

Cross streets: Delancy St. + Rivington St.

Name of applicant and all principals: La Contenta INC
Luis Arce-Mota

Trade name (DBA): La Contenta

PREMISE:

Type of building and number of floors: 6 Story attached building

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?
(includes roof & yard) Yes No If Yes, describe and show on diagram: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No What is maximum NUMBER of people permitted? 241

Do you plan to apply for Public Assembly permit? Yes No

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): R7A

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? Yes No

If yes, please describe what type: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Sun To Wed. 11am - 12am, Thur, Fri + Sat 11am - 2am & Sunday 11am - 11pm

Number of tables? 7 Number of seats at tables? 14

How many stand-up bars/ bar seats are located on the premise? 1 + 9 SEATS

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): L Shaped Bar on 1st floor

Does premise have a full kitchen Yes No? 12 in length

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 kitchen will be open? 1. hour before closing

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

How many employees will there be? approximately 5 to 7

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

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 DJ Juke box Tapes/CDs/iPod

If other type, please describe _____

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: IPOD SYSTEM

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

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.")

The manager will monitor the front of our building

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.

Do you have or plan to install sound-proofing?

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: B Frenja + Cafe CondesH

Address: 1137TH Ave South + 183 W 10TH ST Community Board # 2

Dates of operation: 11/9-3/12 (sold) + 12/05-6/08 (sold)

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. See above (owner operator)

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 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? 13

How many On-Premise (OP) liquor licenses are within 500 feet? 15

Is premise within 200 feet 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. 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. I agree to close any doors and windows at 10:00 P.M. every night?
2. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than ___ DJs/ promoted events per ___, more than ___ private parties per ___
3. I will play ambient recorded background music only.
4. I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5. I will not seek a change in class to a full on-premise liquor license. Or my business plan is to seek an upgrade at a later date.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. Or Happy hour will end by 7pm.
8. I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9. Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Proximity Report for Location:

May 2, 2014

182 NORFOLK ST, New York, 10002

* 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.

Closest Liquor Stores

Name	Address	Approx. Distance
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	260 ft
TURTLE DOVE LLC	28 30 CLINTON ST	535 ft
SALGIRAH CORP	141 ESSEX ST	575 ft
DISCOVERY WINES LLC	16 AVE B	680 ft
FLYNN MCCLURE INC	100 STANTON ST	740 ft
EAST VILLAGE WINE & LIQUORS INC	141A ATTORNEY STREET	775 ft
NIZGA CORP	58 AVENUE A	1090 ft

Churches within 500 Feet

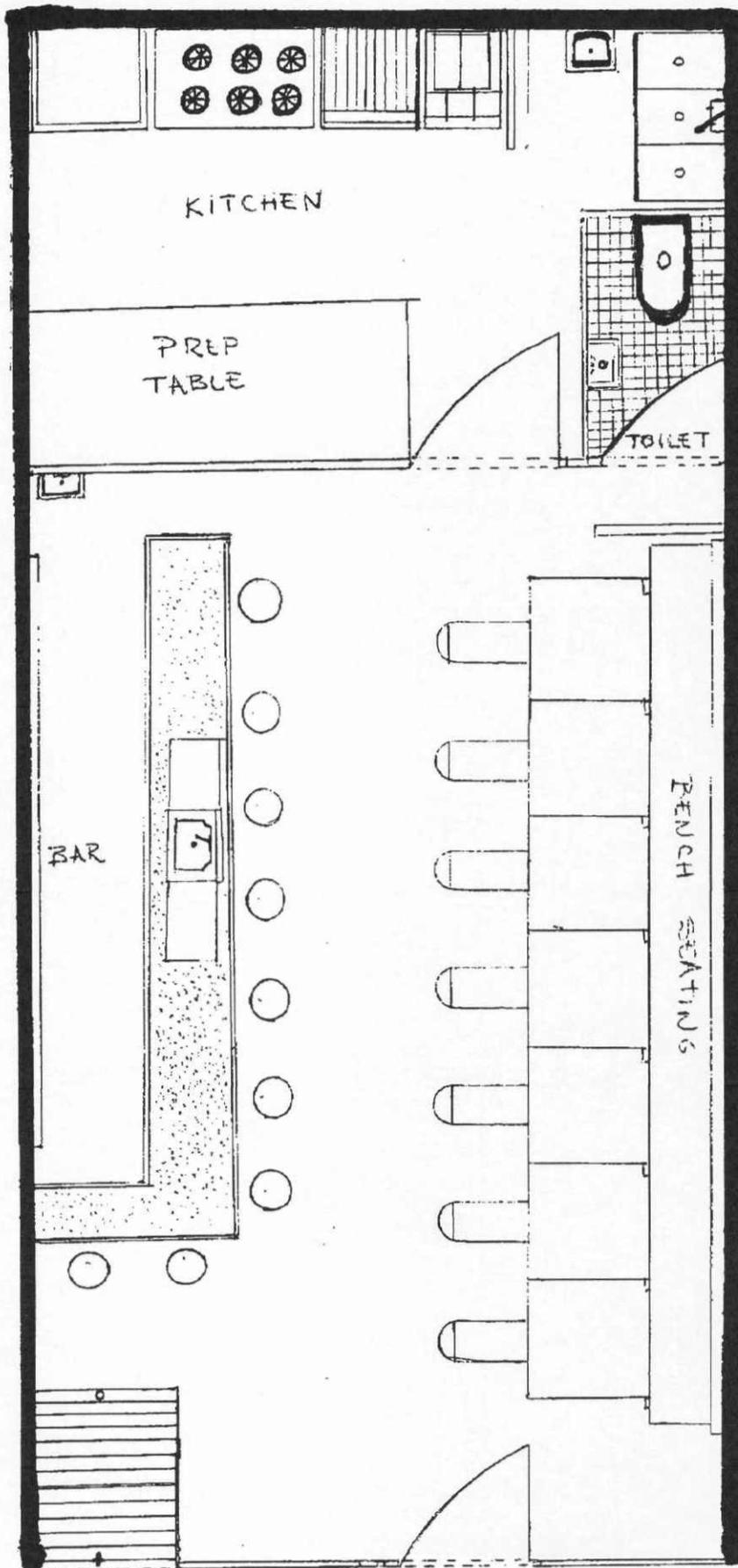
Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
PS 20 ANNA SILVER SCHOOL	166 ESSEX ST	290 ft
LOWER EAST SIDE PREP SCHOOL	145 STANTON ST 4TH FL	440 ft
CHANCELLOR'S MODEL SCHOOL PROJ	145 STANTON ST	440 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
A & P RESTAURANT CORP	245 E HOUSTON ST	205 ft
PMMR LLC	188 SUFFOLK ST	255 ft
ADARP INC	244 E HOUSTON ST	305 ft
269 EAST HOUSTON GROUP LLC	269 E HOUSTON STREET	320 ft
ESX GROUP INC	225 E HOUSTON ST	340 ft
DOWNTOWN DINING LLC	5 AVENUE A	400 ft
CRAWFORD FLICK INC	7 AVENUE A	410 ft
UBER CAFFE LLC	116 STANTON ST	415 ft
JJD GROUP LLC	9 AVE A	420 ft
S W MONTE INC	217 E HOUSTON ST	425 ft
DIDDLER DOYLE CORP	12 AVENUE A	450 ft
ULLI RESTAURANT CORP	178 LUDLOW STREET	460 ft
DOUBLE DOWN NYC LLC	14 AVENUE A	470 ft
JERSEY BOYS LLC	173 LUDLOW ST	490 ft
HAT RESTAURANT LLC	108 STANTON STREET	500 ft



BUREAU OF BUILDINGS
BOROUGH OF MANHATTAN, CITY OF NEW YORK

HVC **CERTIFICATE OF OCCUPANCY No. 14958**

1929

Supersedes Certificate of Occupancy No.

To the owner or owners of the building:

New York Feb. 14, 1929

THIS CERTIFIES that the building located on Block 353, Lot 49 & 79

known as 138 Delancey Street-102 Norfolk Street

37'7" and 100'0" front

under a permit, Application No. 281 of 1928 conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of **nonfireproof** construction within the meaning of the building code and may be used and occupied as a **business and residential** building as hereinafter qualified, in a **business** district under the building zone resolution, subject to all the privileges, requirements, limitations, and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
138 Delancey Street					
Cellar				6	Storage
1st Story	120	125	116	241	Restaurant
2nd "	60	8		8	Offices
3rd "	40				One family
4th "	40				One family
102 Norfolk Street					
Cellar	on ground			5	Bakery, office
1st Story	120				Stores
2nd to 6th Story	40 on each				Tenement

This certificate is issued to **Harry Creighton Ingalls, Architect**
347 Madison Avenue, City., for the owner or owners.