



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/communitygroups/community_group_listings.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: 10/31/14

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-PREMISES LIQUOR

If alteration, describe nature of alteration: N/A

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: NYLA CAFE LLC

APPLICANT:

Premise address: 126 LUDLOW STREET

Cross streets: DELANCEY STREET & RIVINGTON STREET

Name of applicant and all principals: SPITZERS 2015 LLC

PRINCIPAL: ALON MOSKOVITCH

Trade name (DBA): N/A

PREMISE:

Type of building and number of floors: 6 STORY MIXED-USE 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? 250

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): C4-4A

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) 12:00PM ~ 4:00AM MON - FRI
10:00AM - 4:00AM SAT - SUN

Number of tables? ~~10~~ 11 Number of seats at tables? ~~80~~ 84

How many stand-up bars/ bar seats are located on the premise? 2

(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): 1st bar on 1st floor middle "L" shaped 6' x 12'
2nd bar on 1st floor rear "L" shaped 6' x 10'

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 American

What are the hours kitchen will be open? Same as operating hours

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

How many employees will there be? 40

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

Will there be TVs/monitors? Yes No (If Yes, how many?) _____

Will premise have music? Yes No

If Yes, what type of music? Live musician 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

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.")

Will there be security personnel? Yes No (If Yes, how many and when) 1 per day
8pm - 4:00AM 7 days

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? yes sound proof ceiling

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: MUNDO NEW YORK INC

Address: 205 ALLEN STREET Community Board # 3

Dates of operation: SINCE 2012 - PRESENT

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.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business Mundo New York Inc - Restaurant

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? 12

How many On-Premise (OP) liquor licenses are within 500 feet? 34

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 _____.
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.

SPITZERS 2015 LLC

This establishment is not known to have major issues with sidewalk congestion, but will have trained employees who will monitor & dissipate the outside crowd if necessary.



Jae Yu <nylicense@gmail.com>

126 Ludlow Street - Spitzers 2015 LLC

1 message

Jae Yu <nylicense@gmail.com>

Fri, Oct 31, 2014 at 6:00 PM

To: "L.E.S. Dwellers" <info@lesdwellers.org>

Good Afternoon,

My name is Jae Yu and I am the representative for Spitzers 2015 LLC located at 126 Ludlow Street. We would like to reach out and notify you of our intent to transfer the on-premises liquor license from NYLA Cafe LLC to Spitzers 2015 LLC. The establishment will continue to run as a full service restaurant for all seven days. We have notified Manhattan Community Board 3 and will be attending their SLA & DCA Licensing Committee meeting on Nov 18, 2014 for 6:30pm. If you have any questions, then please contact me at 718-445-5050. Thank you for your time and have a nice weekend.

Sincerely yours,
Jae Yu

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New York Business Consulting Co.
38-25 150th Street
Flushing, NY 11354
Tel (718)445-8865
Fax(718)445-4195

Proximity Report for Location:

October 24, 2014

126 LUDLOW 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
SALGIRAH CORP	141 ESSEX ST	560 ft
KK & HZ LLC	101 ALLEN ST	575 ft
FLYNN MCCLURE INC	100 STANTON ST	810 ft
OCEAN WINE & SPIRIT INC	297 GRAND ST	1075 ft
DELANCEY WINE INC	41 ESSEX ST	1110 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1290 ft
SEWARD PARK LIQUORS INC	393 GRAND STREET	1310 ft
SALGIRAH CORP	141 ESSEX ST	345 ft
FLYNN MCCLURE INC	100 STANTON ST	570 ft
KK & HZ LLC	101 ALLEN ST	760 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1140 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	1140 ft
OCEAN WINE & SPIRIT INC	297 GRAND ST	1295 ft
EAST VILLAGE WINE & LIQUORS INC	141A ATTORNEY STREET	1310 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation Shaarai Shomoyim	325 ft

Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

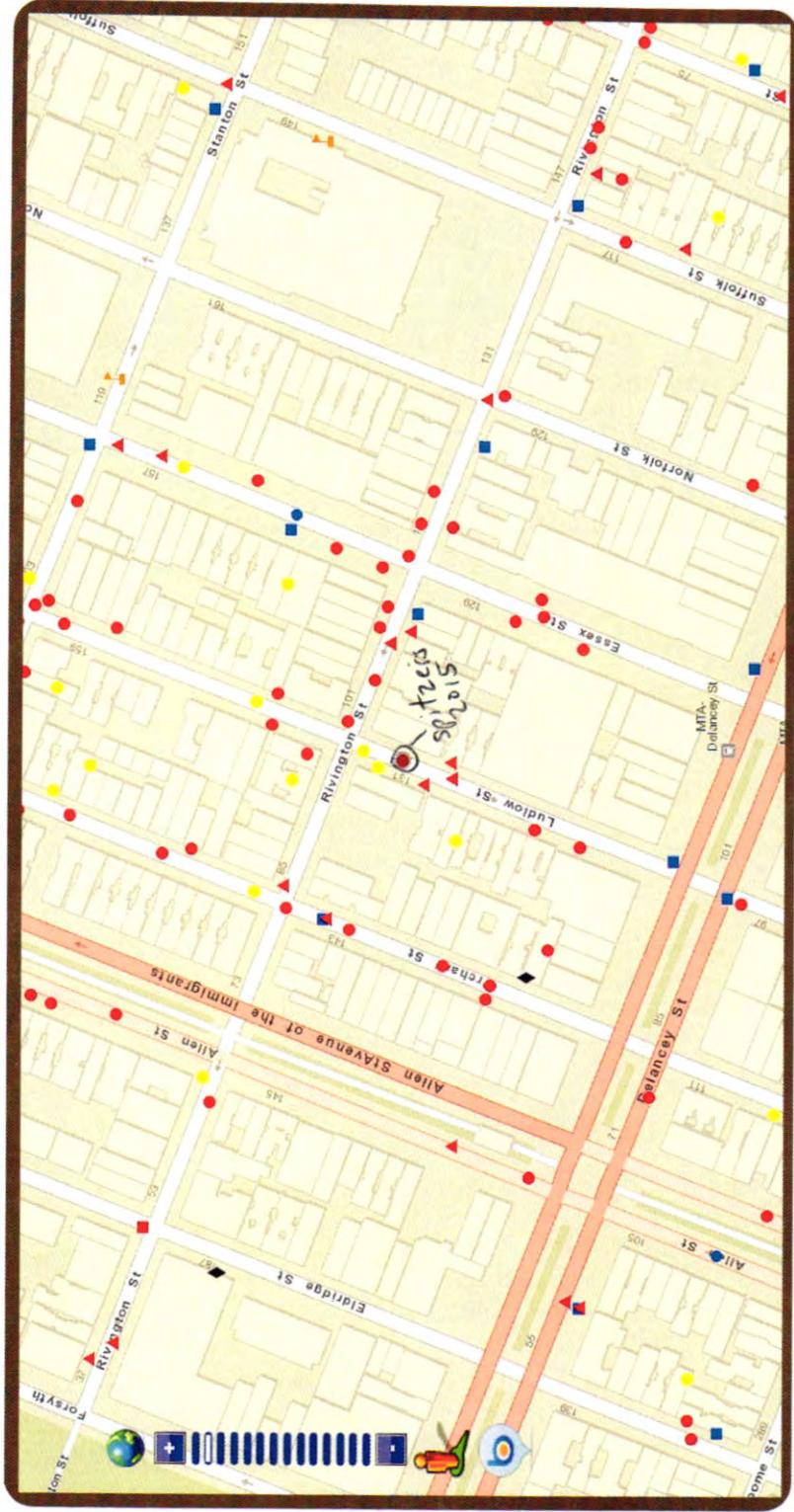
Name	Address	Approx. Distance
NYLA CAFE LLC	126 LUDLOW ST	-10 ft
KELTIC LOUNGE INC	132 LUDLOW ST	90 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	110 ft
98 RIVINGTON RESTAURANT LLC	98 RIVINGTON ST	130 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	175 ft
BRACKLUINN REST INC	137 LUDLOW STREET	180 ft
PUB 138 INC	138 LUDLOW STREET	185 ft
BG BAR INC	113 LUDLOW ST	195 ft
NYCJB S LLC	112 RIVINGTON STREET	200 ft
A HALIBUT INC	138 ORCHARD ST	230 ft

Name	Address	Approx. Distance
SWOON CORP	121 ESSEX ST	230 ft
CODA DI BUE LLC	78 84 RIVINGTON ST	245 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	250 ft
MPDRAW LLC	109 LUDLOW STREET	255 ft
BRANNONS SANDWICH SHOP LLC	119 ESSEX ST	260 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	265 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	270 ft
TENTH WARD LLC	115 ESSEX ST	275 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	275 ft
137 ESSEX ST RESTAURANT INC	137 ESSEX STREET	285 ft
ORCHARD FOODS INC	152 ORCHARD STREET	300 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	305 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	310 ft
ULLI BAR CORP	120 ORCHARD ST	310 ft
FOURTHGEN LLC	127 ORCHARD ST	310 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	325 ft
MCFNY LLC	154 ORCHARD ST	340 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	350 ft
GUAPO BODEGA LLC	146 ESSEX STREET	405 ft
OWLINGS INC	152 LUDLOW STREET	415 ft
162 ORCHARD CORP	162 ORCHARD ST	445 ft
SAKAMAI LLC	157 LUDLOW ST	480 ft
93 LUDLOW ST INC	95 DELANCEY ST	480 ft
PRAGUE LLC	131 RIVINGTON ST	490 ft
MFM BRANDY LLC	157 ALLEN ST	500 ft
MILLER'S NEAR & FAR LLC	65 RIVINGTON ST	510 ft
TERRITORY 99 INC	99 STANTON STREET	510 ft
158 LUDLOW REST LLC	158 LUDLOW STREET	510 ft
GHVILLE INC	167 ORCHARD ST	510 ft
PROJECT 6 LLC	167 ORCHARD ST - 1ST FLOOR	510 ft
GHVILLE INC	167 ORCHARD ST 2ND & 3RD FL	510 ft
LOCO 111 INC	105 STANTON ST	525 ft
95 STANTON STREET REST INC	95 STANTON ST	525 ft
161 LUDLOW FOOD LLC	161 LUDLOW ST	535 ft
BARNORTH GROUP LLC	77 DELANCEY ST	540 ft
UBER CAFFE LLC	116 STANTON ST	540 ft
HAT RESTAURANT LLC	108 STANTON STREET	545 ft
168 ORCHARD ST PARTNERS	168 170 ORCHARD ST	550 ft
STEPS LLC	163 ALLEN STREET	560 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	565 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	570 ft
DISH 165 INC	165 ALLEN STREET	575 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	580 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	580 ft
ORCHID STREET ENTERPRISES LLC	174 ORCHARD STREET	585 ft
A CASA FOODS LLC	173 ORCHARD ST	595 ft
GREY ASSOCIATES LLC	165 167 LUDLOW STREET	605 ft
SARO CORP	102 NORFOLK ST	615 ft

spitzers

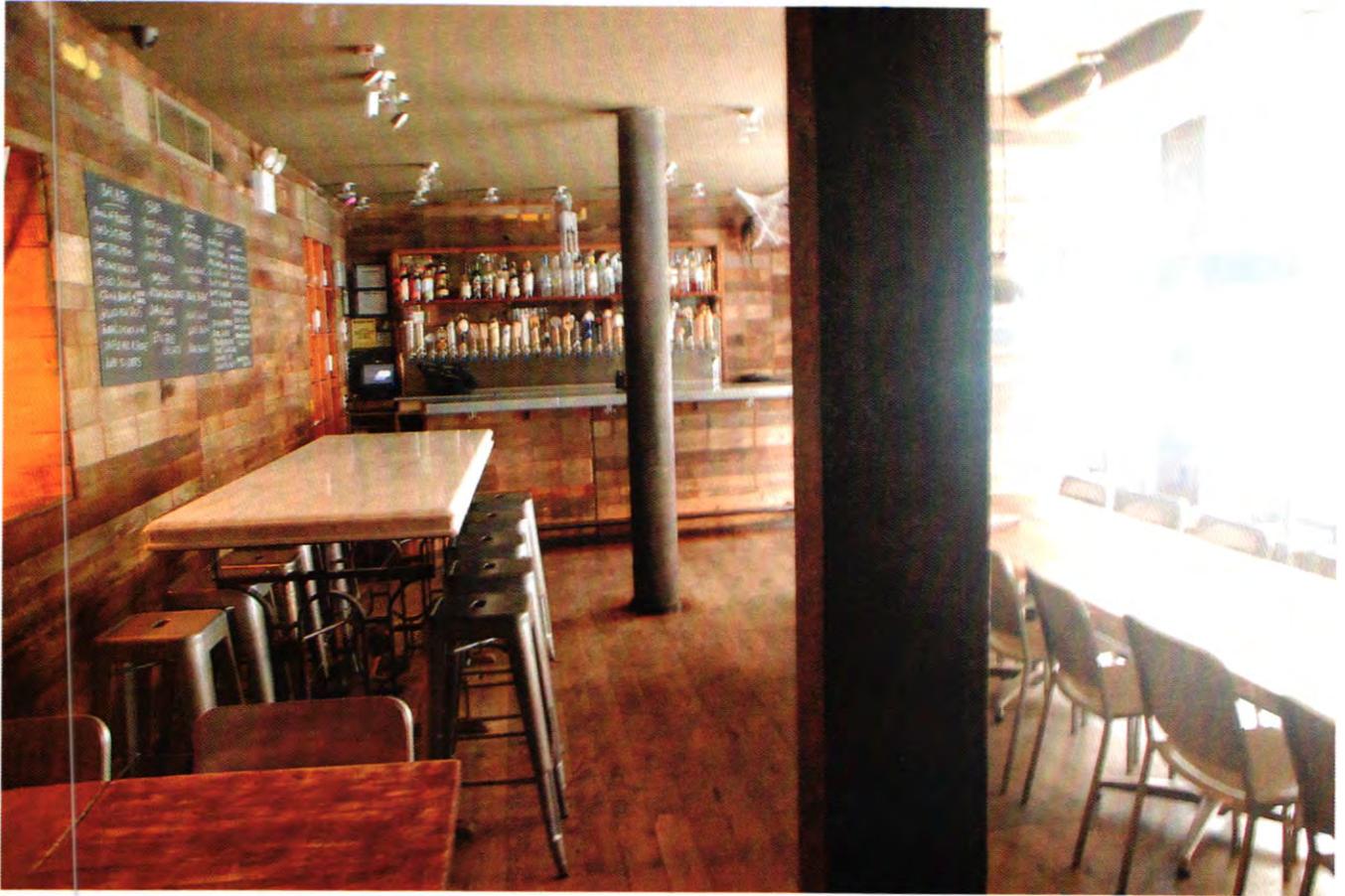
Legend

LEGEND	
On-Premises Licenses	
On Premises Liquor	●
On Premises Wine and Beer	▲
On Premises Beer	■
Off-Premises Licenses	
Off Premises Liquor	●
Off Premises Wine	▲
Off Premises Beer	■
Wholesale Licenses	◆
Pending Licenses	●
All Licenses	●
On Premises Liquor	●
On Premises Wine and Beer	▲
On Premises Beer	■
Off Premises Liquor	●
Off Premises Wine	▲
Off Premises Beer	■
Wholesale	◆
Pending	●
Churches	⬇
Schools	⬆
Zones	⬆
Community Boards	□
Police Precincts	□
Courts	□



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.





.....
LOWER EAST SIDE
at the corner of
LUDLOW & RIVINGTON
.....

SPITZER'S

.....
MON-FRI 12PM
Open daily
SAT-SUN 10AM
.....

LUNCH & DINNER

BAR BITES

.....

HAND-CUT FRIES

housemade, cut fresh daily
6

SWEET POTATO FRIES

sweet and savory w/ a touch of spice
7

ARTICHOKE SPINACH DIP

served with pita bread
10

SAUTÉED CAULIFLOWER

chili flakes, olive oil, shallots
9

STRING BEANS

garlic, shallots, fried leeks,
white soy sauce
9

BUBBA'S CHICKEN WINGS

sweet and spicy sauce,
and blue cheese sauce
11

TRUFFLE MAC & CHEESE

parmigiano reggiano, fontina,
white cheddar, truffle oil, panko,
rosemary and thyme
12

GRILLED FISH TACOS

striped bass, corn, piquillo peppers,
scallions, chipotle mayo
17

KOBE SLIDERS (3)

cheddar, applewood-smoked bacon,
butter lettuce, tomato, pickle,
toasted brioche buns
15

SALADS

.....

FRESH CHOPPED

celery, chickpeas, grilled corn,
cucumber, hearts of palm, jicama,
radish, blue cheese, tomato,
champagne vinaigrette
add chicken (3), shrimp (5)
12

RED BEET

arugula, goat cheese,
house-candied walnuts,
honey mustard vinaigrette
13

SHRIMP & AVOCADO

green apple, sliced radish,
arugula, truffle mayo,
lemon vinaigrette
14

SANDWICHES

.....

ARTISAN GRILLED CHEESE

gruyere, tomato chutney, on sourdough
add bacon (2)
11

EPIC FRIED CHICKEN

Bell & Evans thighs, butter lettuce,
house mayo, spicy red pepper sauce,
potato bun
12

CHAR-GRILLED CHICKEN

avocado, mozzarella, mesclun, tomato,
serrano sauce, on multi-grain
13

PLATES

.....

FISH & CHIPS

wheat beer-battered fish,
fresh-made tartar sauce,
hand-cut fries
15

MANILA CLAMS

butter, garlic, shallots,
white wine, chili flakes,
sauteed spinach
16

GRILLED ORGANIC SALMON

onion, red pepper, squash,
zucchini, jalapeno
cauliflower puree
19

VEGETABLE GRATIN

market tomatoes, squash,
zucchini, parmesan cheese,
romesco sauce
14

HICKORY BURGER

hickory sauce, sauteed onions,
pickle, toasted brioche bun
add cheddar (1), bacon (2), egg (1)
12

LAMB BURGER

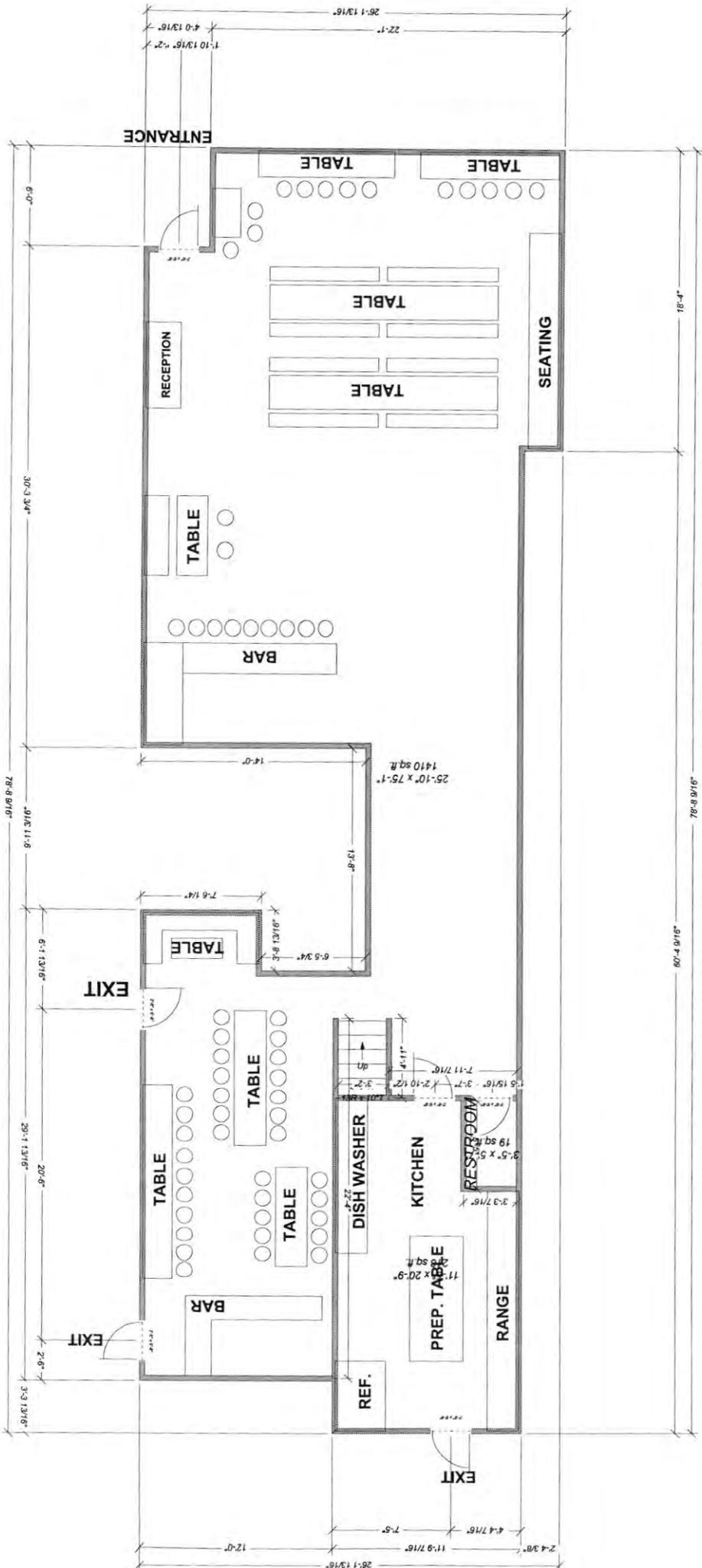
butter lettuce, tomato,
toasted brioche bun
add cilantro & mint goat
cheese mousse (2)
16

KOBE BURGER

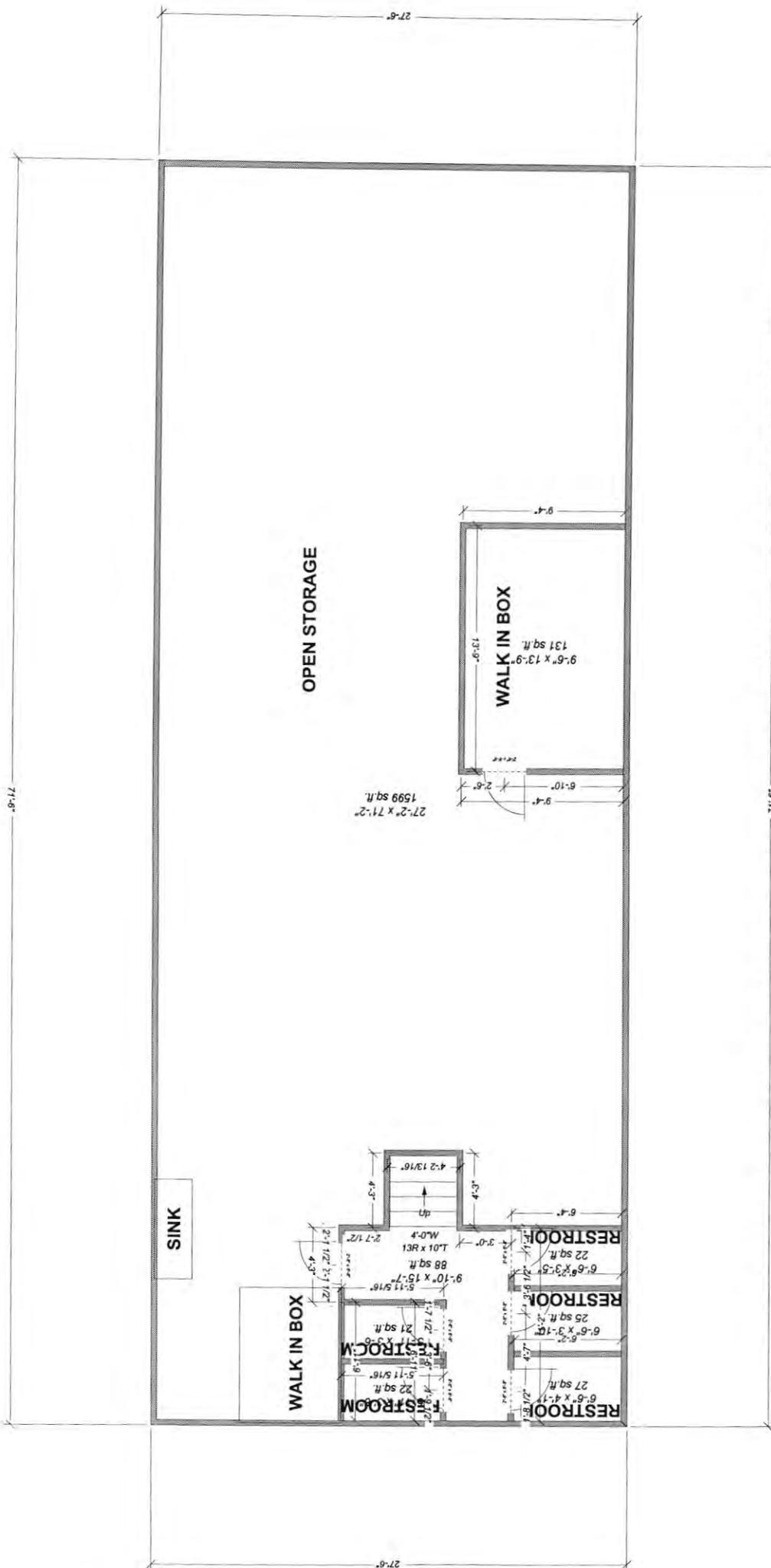
butter lettuce, tomato, onion,
pickle, toasted brioche bun
add cheddar (1), bacon (2), egg (1)
16

101 RIVINGTON ST. NYC 10002, SPITZERSCORNER.COM 212.228.0027

To book a reservation for parties of 10+, email us at spitzerscorner@gmail.com | 20% service charge added for parties of 6+



FIRST FLOOR DIAGRAM - SPITZERS 2015 LLC - 126 LUDLOW STREET, NEW YORK NY 10002



BASEMENT DIAGRAM - SPITZERS 2015 LLC - 126 LUDLOW STREET, NEW YORK NY 10002