



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](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: 12/29/2014

**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: \_\_\_\_\_

Previous or current use of the location: Restaurant

Corporation and trade name of current license: NYLA CAFE LLC

**APPLICANT:**

Premise address: 126 Ludlow Street aka 101 Rivington St

Cross streets: delancy and Rivington

Name of applicant and all principals: Spitzers 2015 LLC  
Alon Moskovitch, Sarid Drory

Trade name (DBA): \_\_\_\_\_

**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: \_\_\_\_\_

Same as existing Sidewalk Cafe

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) Noon-4am monday-friday, 10AM-4AM Saturday-Sunday

Number of tables? 11 Number of seats at tables? 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 in middle L shaped 6'x12'

Does premise have a full kitchen  Yes  No? 2nd bar on 1st floor in L shaped 6'x10'

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 cuisine - see menu -

What are the hours kitchen will be open? All hours open

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

How many employees will there be? approx 40 total

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 would like dj on certain occasions background level only

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

Please describe your sound system: professionally installed sound system - background level

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.")

We will have security to address sidewalk issues and any vehicle issues

Will there be security personnel?  Yes  No (If Yes, how many and when) minimum  
1 per day, and more as needed.

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

Will use existing soundproofing and use efforts including signage and security to keep patrons quiet outside

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: Mundo New York Inc.

Address: 205 Allen Street Community Board # 3

Dates of operation: 2012 to 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

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? approx 34 or less

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 8pm latest.
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:

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
BRACKLU NN 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
GUAPC 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









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

# SPITZER'S

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

## LUNCH & DINNER

### BAR BITES

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#### 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

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#### 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

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#### 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

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#### 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

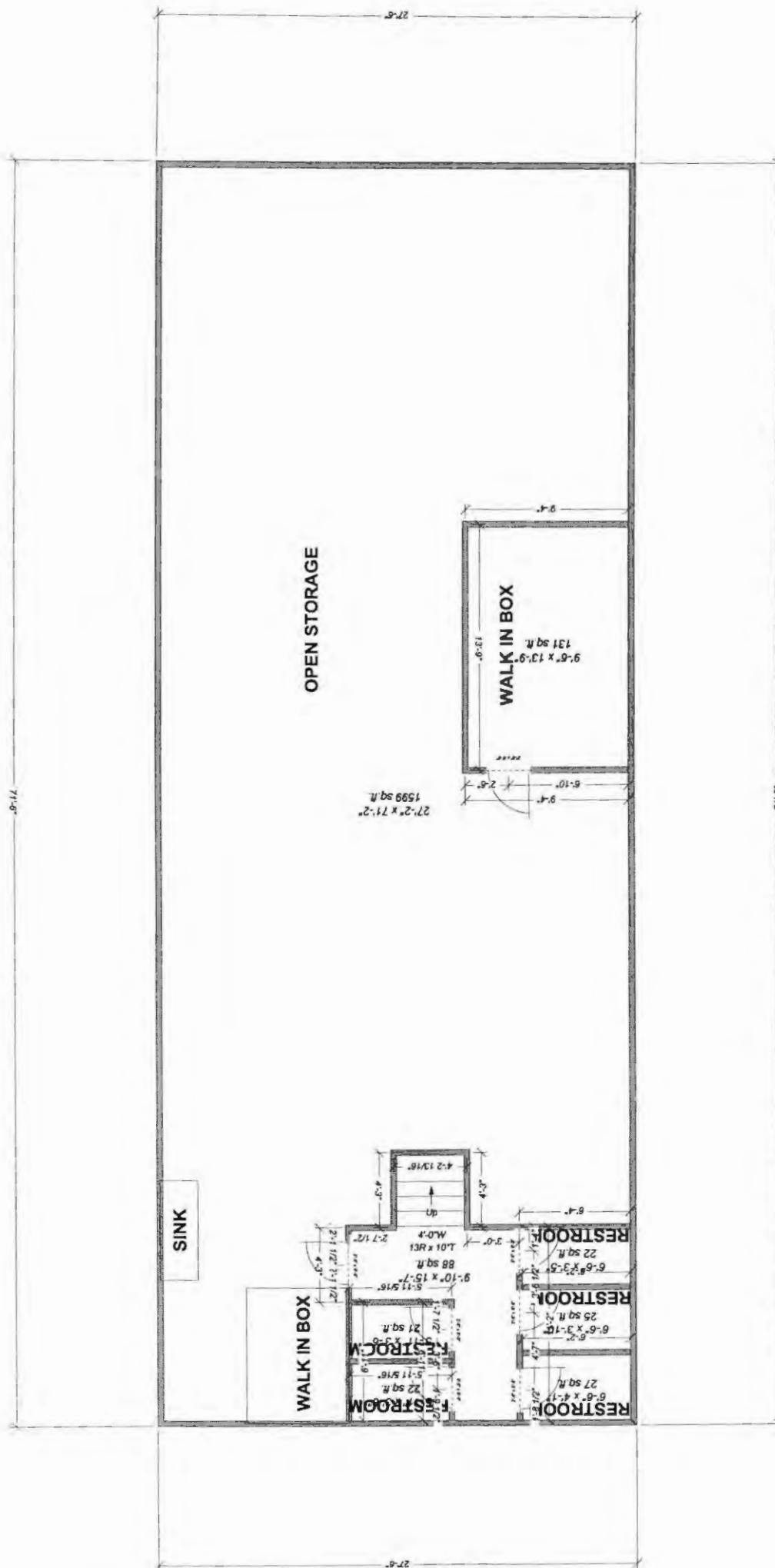
#### KOBE BURGER

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](mailto:spitzerscorner@gmail.com) | 20% service charge added for parties of 6+





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