



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](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

- N/A [ Check if either of these apply:  
 sale of assets       upgrade (change of class) of an existing liquor license

Today's Date: 2/27/2015

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: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant / Vacant

Corporation and trade name of current license: N/A (no current license at the space)

**APPLICANT:**

Premise address: 95 Allen Street, New York, NY 10002

Cross streets: Broome Street, Delancey Street

Name of applicant and all principals: Hermes B NY LLC; Socrates Nanas

Trade name (DBA): Empanada Mama Express

**PREMISE:**

Type of building and number of floors: Mixed Residential/Commercial, 5 floors

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: N/A

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? < 74  
(pending)

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: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 7 days/week, 24 hours/day, serving liquor from 10am - 2am

Number of tables? 21 Number of seats at tables? 70

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

(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): ~10' long, rectangular in shape, located in the middle of the establishment, towards the right

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

Columbian/South American

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

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

How many employees will there be? 25

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 2

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 N/A

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

Please describe your sound system: iPod with speakers inside the premises

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) N/A

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: Hermes B NY LLC<sup>①</sup>, Covadonga Inc.<sup>②</sup>

Address: 189 E. Houston Street<sup>①</sup>, 763 9th Avenue<sup>②</sup> Community Board # 3, 4<sup>③</sup> (both in Manhattan)<sup>④</sup>

Dates of operation: ① 2012 - Present, ② 2005 - 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 Empanada Mama Express - restaurant serving Columbian/South American fare (same concept as proposed location)

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? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 23

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 \_\_\_ (N/A) (N/A)
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 9pm.
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.

N/A

Jose Sanchez,  
(918) 257-9493



Red  $\square$  = OP

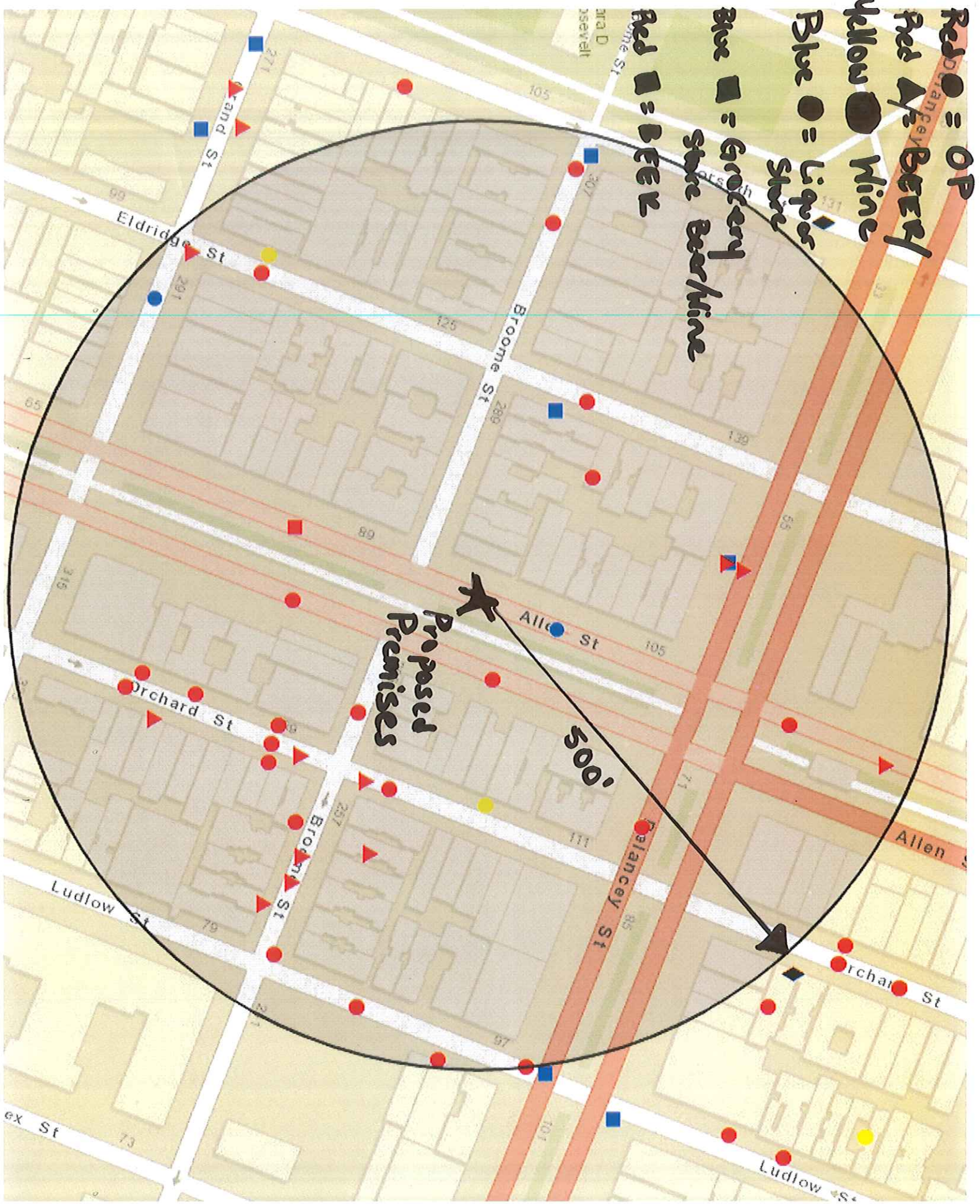
Red  $\Delta$  = BEER

Yellow  $\circ$  = Wine

Blue  $\circ$  = Liquor Store

Blue  $\square$  = Grocery store

Red  $\square$  = BEER



Proposed Premises

500'



# Proximity Report for Location:

February 27, 2015

95 ALLEN 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 |
|-------------------------|------------------|------------------|
| KK & HZ LLC             | 101 ALLEN ST     | 90 ft            |
| OCEAN WINE & SPIRIT INC | 297 GRAND ST     | 460 ft           |
| DELANCEY WINE INC       | 41 ESSEX ST      | 930 ft           |
| SALGIRAH CORP           | 141 ESSEX ST     | 1175 ft          |
| R & S 49 LIQUOR CORP    | 49 CHRYSTIE ST   | 1255 ft          |
| FLYNN MCCLURE INC       | 100 STANTON ST   | 1255 ft          |
| WINE O INC              | 171 ELIZABETH ST | 1410 ft          |

## Churches within 500 Feet

| Name | Approx. Distance |
|------|------------------|
|------|------------------|

## Schools within 500 Feet

| Name | Address | Approx. Distance |
|------|---------|------------------|
|------|---------|------------------|

## On-Premise Licenses within 750 Feet

| Name                               | Address              | Approx. Distance |
|------------------------------------|----------------------|------------------|
| CONGEE VILLAGE INC                 | 100 ALLEN ST         | 85 ft            |
| XLR8 LLC                           | 266 BROOME ST        | 170 ft           |
| ATTABOY COCKTAILS LLC              | 134 ELDRIDGE ST      | 175 ft           |
| BIG CANDY LLC                      | 86 ALLEN ST          | 195 ft           |
| FUZZY WUZZY LLC, THE               | 96 ORCHARD ST        | 220 ft           |
| SECOND NATURE NYC LLC              | 132A ELDRIDGE ST     | 235 ft           |
| ORCHARD 85 CORP                    | 85 ORCHARD STREET    | 245 ft           |
| SAIGONNYC LTD                      | 85 ORCHARD ST UNIT B | 245 ft           |
| TWO BIKES LLC                      | 85 ORCHARD STREET    | 265 ft           |
| COMPAS GROUP NEW YORK LLC          | 86 ORCHARD STREET    | 275 ft           |
| BARNORTH GROUP LLC                 | 77 DELANCEY ST       | 295 ft           |
| BARRIO CHINO LLC                   | 253 BROOME STREET    | 300 ft           |
| GRAZ RESTAURANT LLC                | 79 ORCHARD STREET    | 310 ft           |
| HILL AND DALE RESTAURANT GROUP LLC | 115 ALLEN ST         | 360 ft           |
| NIKKI MAX ENTERPRISES LLC          | 75 ORCHARD STREET    | 360 ft           |
| NORMAN'S CAY GROUP LLC             | 74 ORCHARD ST        | 380 ft           |
| 302 BROOME ART SPACE LLC           | 302 BROOME ST        | 400 ft           |
| L E S VIXENS INC                   | 105 107 ELDRIDGE ST  | 410 ft           |

| Name                              | Address                        | Approx. Distance |
|-----------------------------------|--------------------------------|------------------|
| L E S RESTAURANT CORP             | 81 LUDLOW ST AKA 246 BROOME ST | 430 ft           |
| CDT LUDLOW INC                    | 87 LUDLOW ST                   | 445 ft           |
| LA GENTE LLC                      | 303 305 BROOME ST              | 460 ft           |
| AMBER AVALON CORP, THE            | 92 LUDLOW STREET               | 485 ft           |
| 93 LUDLOW ST INC                  | 95 DELANCEY ST                 | 495 ft           |
| ULLI BAR CORP                     | 120 ORCHARD ST                 | 530 ft           |
| ALPHA 129 REST LLC                | 127 129 ORCHARD STREET         | 535 ft           |
| BIRDS AND BUBBLES NYC LLC         | 100B FORSYTH ST                | 540 ft           |
| FOURTHGEN LLC                     | 127 ORCHARD ST                 | 540 ft           |
| 131 ORCHARD STREET RESTAURANT LLC | 131 ORCHARD ST                 | 605 ft           |
| MPDRAW LLC                        | 109 LUDLOW STREET              | 620 ft           |
| BG BAR INC                        | 113 LUDLOW ST                  | 670 ft           |
| SAIGON SHACK CORP                 | 139 CHRYSTIE ST                | 720 ft           |
| A HALIBUT INC                     | 138 ORCHARD ST                 | 730 ft           |
| TLS CHRYSTIE LLC                  | 131 CHRYSTIE ST BASEMENT STORE | 735 ft           |
| FAYS RESTAURANT & BAR INC         | 141 CHRYSTIE STREET            | 745 ft           |

### Pending Licenses within 750 Feet

| Name                            | Address         | Approx. Distance |
|---------------------------------|-----------------|------------------|
| LOWER EAST SIDE TENEMENT MUSEUM | 103 ORCHARD ST  | 220 ft           |
| CHINOLITA LLC                   | 107 ELDRIDGE ST | 420 ft           |
| CON ARTIST COLLECTIVE INC       | 119 LUDLOW ST   | 700 ft           |

### Unmapped licenses within zipcode of report location

| Name | Address |
|------|---------|
|      |         |

**RE: MANAGEMENT OF VEHICULAR TRAFFIC/CROWDING:**

The applicant has had minimal issues with traffic and/or crowding at both of his establishments (one of which is currently located in this community board's boundaries) and does not anticipate having significant issues at this new space. The applicant will ensure that this continues because the FOH staff will be instructed to monitor the sidewalk and curb area.

**RE: MANAGEMENT OF NOISE INSIDE AND OUTSIDE:**

The applicant plans to install soundproofing to help minimize noise inside. Specifically, the applicant plans to install batt insulation in the wall and ceiling cavities, as well as keep music to a background level. Applicant will control crowds outside and remind patrons to be respectful of neighbors. The applicant will also close any doors and windows at 10:00 PM every night.



## **SOCRATES NANAS: INDUSTRY EXPERIENCE**

Mr. Socrates Nanas has over 10 years' experience in the New York City restaurant industry. Since 2005, he has owned and operated 2 very successful establishments in Manhattan – Empanada Mama and Empanada Mama Express – specializing in South American/Columbian cuisine. Prior to starting these businesses, Mr. Nanas honed his management skills at his family's business, Aphrodite Cleaners, where he worked for over 20 years.

As the owner/operator of Empanada Mama and Empanada Mama Express, Mr. Nanas's responsibilities include:

---

- Overseeing operations for both establishments and handling any issues that may arise
- Managing vendor relations
- Ensuring that all FOH staff is properly trained
- Enhancing the overall customer experience at each location