



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

Check if either of these apply:

- sale of assets       upgrade (change of class) of an existing liquor license

Today's Date: 11/23/2015

**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: Liquor

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Cake Shop (Bar, Cafe, Music Venue)

Corporation and trade name of current license: Owlings Inc. dba Cake Shop

**APPLICANT:**

Premise address: 152 Ludlow St.

Cross streets: Between Stanton and Rivington

Name of applicant and all principals: entity to be determined - Michael J. Thieme and Jessica M. Chung

Trade name (DBA): Cake Shop

**PREMISE:**

Type of building and number of floors: 7 floor - Commercial and residential

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? 56+73

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): 12C

**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: Music venue, consistent with mode of operations for last 10 years

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 12pm-2am Sunday-Wednesday; 12pm-4am Thursday- Saturday;

Number of tables? 12 Total number of seats? 35

How many stand-up bars/ bar seats are located on the premise? 2 bars with a total of 30 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): One upstairs bar (25 feet), one downstairs (15 feet)

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  
Menu attached - small plates and desserts, focusing on creative comfort food (with vegan / gluten free options)

What are the hours kitchen will be open? 12p-12a

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

How many employees will there be? 12-15

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 Live music downstairs, iPod and speakers upstairs

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

Please describe your sound system: The sound system is in the basement - 2 speakers, suitable for live music.

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? Yes, we have shows

6-7 days per week. Some are free, most are \$10.

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) Daily from 7pm to close.

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

Do you have sound proofing installed?  Yes  No

If not, do you plan to install sound-proofing?  Yes  No

#### **APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

**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 \_\_\_\_\_

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? 22

How many On-Premise (OP) liquor licenses are within 500 feet? 49

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 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.
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 without first obtaining approval from CB 3.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour.  I will have happy hour and it will end by 8 pm.
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.

List of Licenses within 500ft

Name	Address	Approx. Distance
SAKAMAI LLC	157 LUDLOW ST	70 ft
158 LUDLOW REST LLC	158 LUDLOW STREET	100 ft
STANTON SURF CLUB LLC	99 STANTON ST	110 ft
LOCO 111 INC	105 STANTON ST	110 ft
161 LUDLOW FOOD LLC	161 LUDLOW ST	130 ft
TWO ALMONTES CORP	108 STANTON ST	130 ft
WASSAIL LLC	162 ORCHARD ST	180 ft
95 STANTON STREET REST INC	95 STANTON ST	190 ft
GREY ASSOCIATES LLC	165 167 LUDLOW STREET	195 ft
SOUTH CENTRAL RESTAURANT LLC	151 ESSEX ST	225 ft
MISSION CANTINA LLC	172 ORCHARD ST	225 ft
PUB 138 INC	138 LUDLOW STREET	230 ft
FOUNDATION LOUNGE CORP	137 ESSEX ST	230 ft
BRACKLUINN REST INC	137 LUDLOW STREET	240 ft
168 ORCHARD ST PARTNERS	168 170 ORCHARD ST	245 ft
JERSEY BOYS LLC	173 LUDLOW ST	260 ft
ORCHID STREET ENTERPRISES LLC	174 ORCHARD STREET	260 ft
GUAPO BODEGA LLC	146 ESSEX STREET	265 ft
GHVILLE INC	167 ORCHARD ST	270 ft
GHVILLE INC	167 ORCHARD ST 2ND & 3RD FL	270 ft
JETHOU LLC	167 ORCHARD ST	290 ft
A CASA FOODS LLC	173 ORCHARD ST	295 ft
98 RIVINGTON RESTAURANT LLC	98 RIVINGTON ST	295 ft
180 ORCHARD OWNER LLC, IHG MGMT		
MARYLAND LLC & GG		
BARRAZA FOODS INC	198B ORCHARD STREET	315 ft
ORCHARD STREET RESTAURANT LLC	187 ORCHARD STREET	320 ft
KELTIC LOUNGE INC	132 LUDLOW ST	325 ft
THE MEATBALL SHOP	84 STANTON ST	330 ft
SWEET CHICK LES LLC	178 LUDLOW ST	330 ft
STANTON RESTAURANT CORP	82 STANTON STREET	335 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	345 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	345 ft
NYCJB S LLC	112 RIVINGTON STREET	355 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	355 ft
OSTERIA GRANO LLC	175 LUDLOW ST	360 ft
ALEGRE ORCHARD LLC	146 ORCHARD ST	385 ft
JMDR 127 LUDLOW LLC	127 LUDLOW ST	385 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	395 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL FOOD		
NYLA CAFE LLC	126 LUDLOW ST	415 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	420 ft
CODA DI BUE LLC	78 84 RIVINGTON ST	420 ft
GEORGIA EASTSIDE BBQ INC	192 ORCHARD ST	435 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	450 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	460 ft
DISH 165 INC	165 ALLEN STREET	485 ft
STEPS LLC	163 ALLEN STREET	490 ft
A HALIBUT INC	138 ORCHARD ST	495 ft
MFM BRANDY LLC	157 ALLEN ST	500 ft

- FOOD -

**plantain chips and salsa (VG)** \$4

**pão de queijo (V)**

brazilian cheese bread \$4

**hot candied nuts (VG)**

almonds, cashews, pepitas \$5

**sesame noodles (VG)**

spiralized sweet potatoes, roasted shiitake mushrooms,  
bean sprouts, green onions \$6

**cake shop hangover cure**

egg, sausage, cheese, salsa, cornbread casserole \$7

**jackfruit carnitas tamale pie (VG)**

green chile citrus sauce \$8

**curried potato cakes (VG)**

cauliflower tamarind chutney, cashew raita \$8

**chicken shepherds pie**

roasted garlic mashed, leeks, mushroom, thyme, sage \$8

- DESSERTS -

**chocolate thumbprint butter cookies** \$4

**pumpkin gingerbread cake (VG)**, nutmeg coconut cream \$5

100% gluten-free.

VG = vegan; V = vegetarian

*executive chef - molly franklin*

- COCKTAILS -

**BEAUTIFUL & DANGEROUS**

barbancourt rum, honey, hibiscus, tarragon tea

**BRAVE ULYSSES**

bulleit bourbon, fernet branca, cardamom, ginger beer

**BABOOSHKA**

tito's vodka, black cherry, ginger-cardamom simple, prosecco

**EL MARINERO**

hornitos tequila, grapefruit juice, lapsang souchong syrup

**SUNSHINE SUPERMAN**

marschino liqueur, famous grouse scotch, ancho reyes

**CHAMOMILE ROSE HIP COOLER**

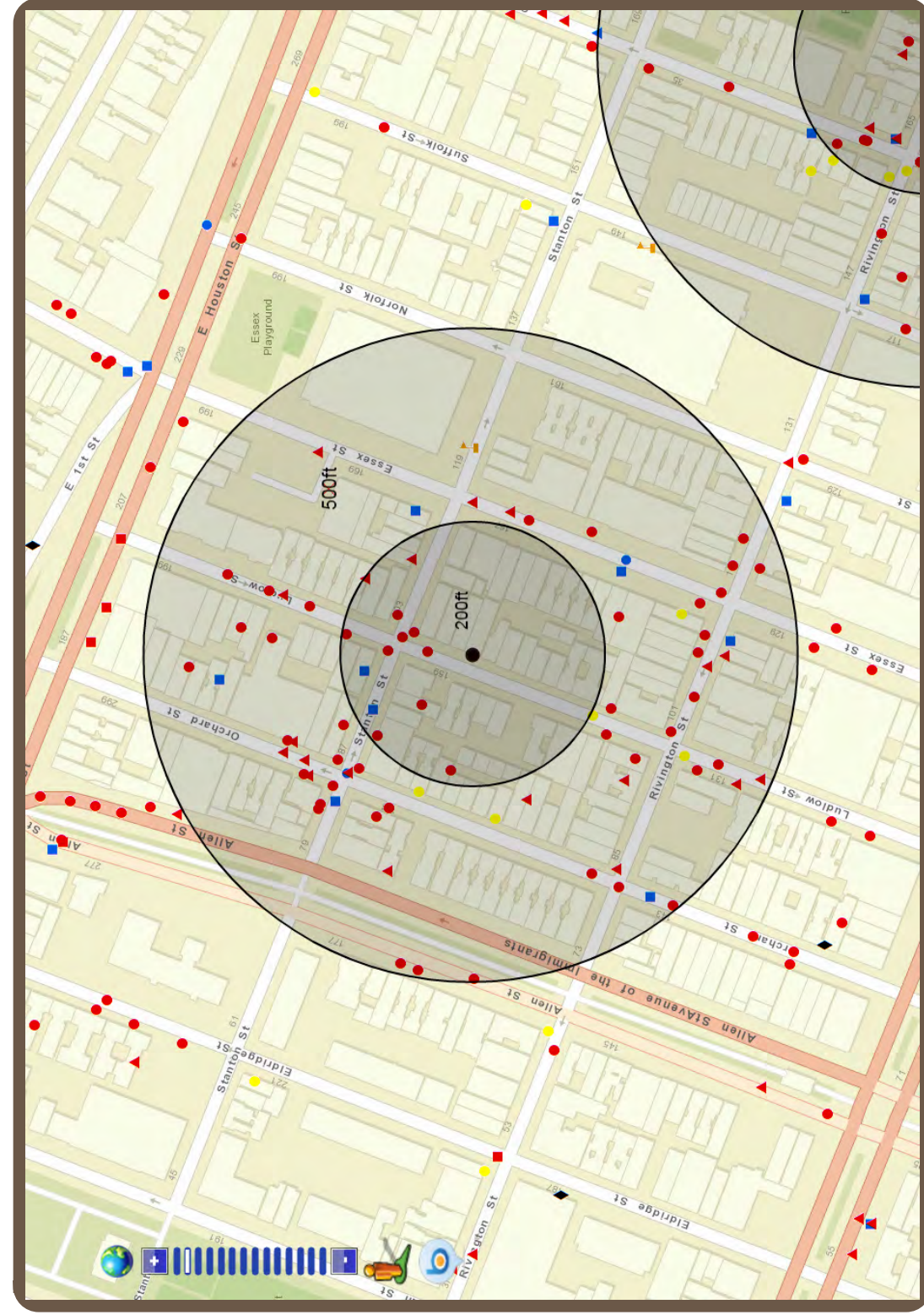
chamomile-infused beefeater gin, st. germain

**CAKE SHOP OLD FASHIONED**

earl grey-infused maker's mark

\$11

# 152 Ludlow Street

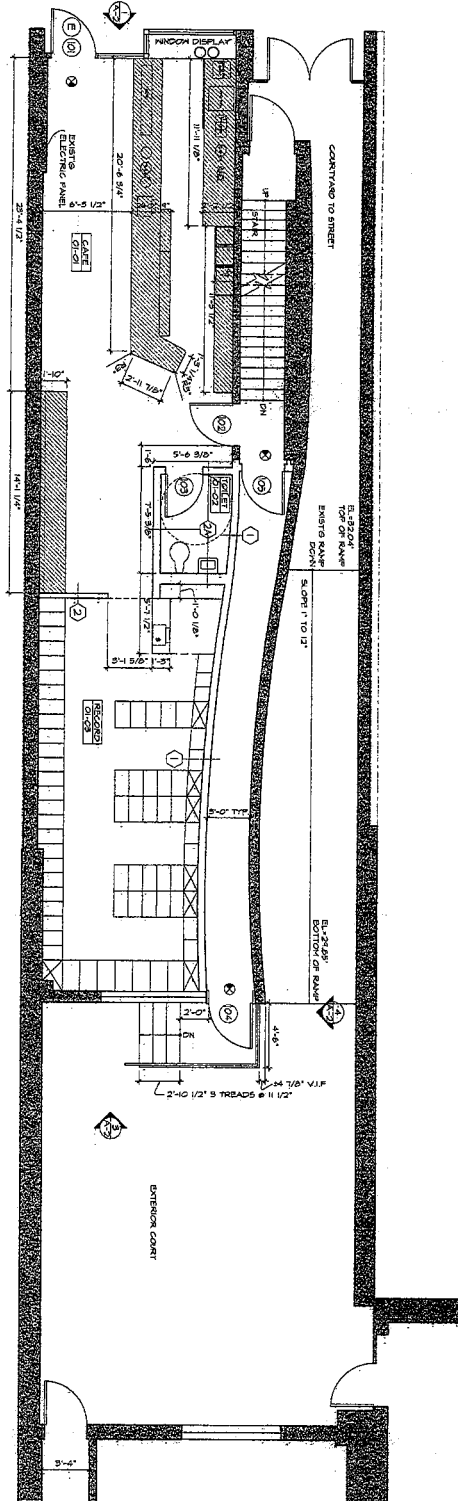


## Legend

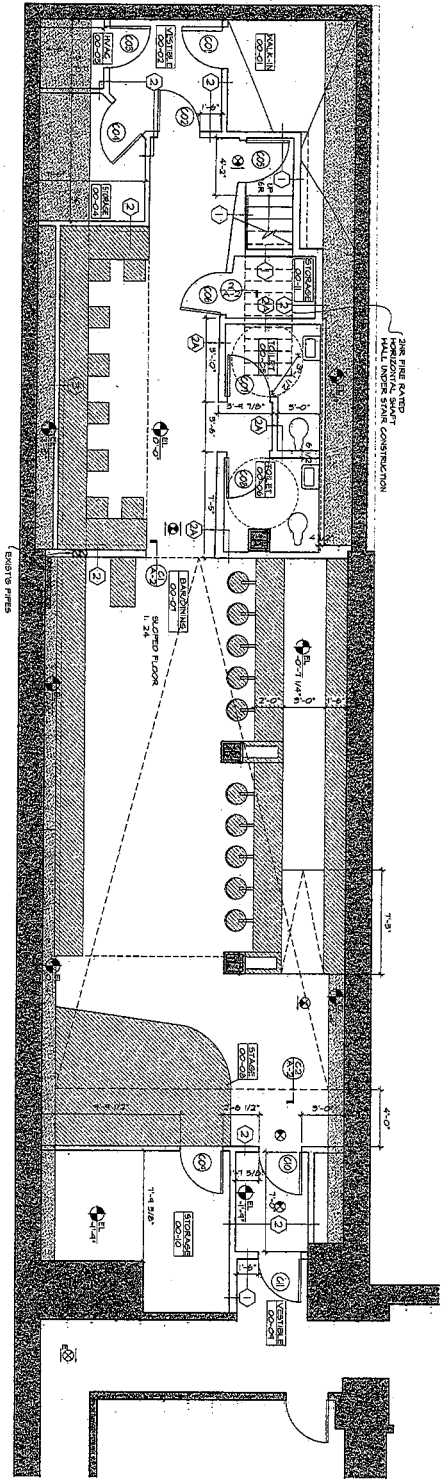
LEGEND	
On-Premise Licenses	
On-Premises Liquor	●
On-Premises Wine and Beer	▲
On-Premises Beer	■
Off-Premise Licenses	
Off-Premises Liquor	●
Off-Premises Wine	▲
Off-Premises Beer	■
Wholesale Licenses	●
Pending Licenses	●
All Licenses	■
On-Premises Liquor	●
On-Premises Wine and Beer	▲
On-Premises Beer	■
Off-Premises Liquor	●
Off-Premises Wine	▲
Off-Premises Beer	■
Wholesale	●
Pending	●
Churches	◆
Schools	■
Zones	▲
Community_Boards	■
Police_Precincts	■
Counties	■
	■

LUDLOW STREET

LUDLOW STREET

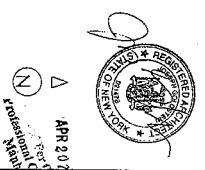


1 GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"



2 CELLAR FLOOR PLAN  
SCALE: 1/4"=1'-0"

- LEGEND**
- EXIST'G WALL
  - NEW WALL
  - CONCRETE
  - LENOX
  - ARCHITECTURAL WOODWORK
  - EXIT SIGN



CLIENT: OWLINGS INC  
152 LUDLOW STREET  
NEW YORK, NY

DEPARTMENT OF BUILDINGS  
DIVISION OF BUILDING ENFORCEMENT

REV	DATE	BY	CHK	REASON
1	03-02-04	JL	MS	FOR THE SUBMITTER'S USE
2	03-02-04	JL	MS	FOR THE SUBMITTER'S USE
3	03-02-04	JL	MS	FOR THE SUBMITTER'S USE
4	03-02-04	JL	MS	FOR THE SUBMITTER'S USE
5	03-02-04	JL	MS	FOR THE SUBMITTER'S USE
6	03-02-04	JL	MS	FOR THE SUBMITTER'S USE
7	03-02-04	JL	MS	FOR THE SUBMITTER'S USE
8	03-02-04	JL	MS	FOR THE SUBMITTER'S USE
9	03-02-04	JL	MS	FOR THE SUBMITTER'S USE
10	03-02-04	JL	MS	FOR THE SUBMITTER'S USE

FILE NAME: CONSTRUCTION PLAN

DATE: 03-02-04

DRAWN BY: AI

**J Architects**  
ARCHITECTS

NEW YORK  
152 LUDLOW STREET  
NEW YORK, NY 10013  
TEL: 212 512 1111  
FAX: 212 512 1112

NEW YORK  
KLEIN LEVIN ASSOCIATES  
ARCHITECTS  
152 LUDLOW STREET  
NEW YORK, NY 10013  
TEL: 212 512 1111  
FAX: 212 512 1112