



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

Alysha Lewis-Coleman, 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)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

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: August 22, 2019

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

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

Previous or current use of the location: Previously a restaurant with an OP license

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 201 East 10th Street

Cross streets: 2nd Avenue

Name of applicant and all principals: LTS East, LLC; Francis Garcia, Peter Leonforte, Salvatore Basile

Trade name (DBA): Lions & Tigers & Squares Detroit Pizza

**PREMISE:**

Type of building and number of floors: Mixed use, 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: Sidewalk cafe  
if approved from DCA

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

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 R8B

**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) All days from 11 am until 4 am, sidewalk cafe until legally permissible

Number of tables? 12 Total number of seats? 48

How many stand-up bars/ bar seats are located on the premise? 1 bar, 6 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): single, rectangular bar in front of space, ~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  
Appetizers and pizza

What are the hours kitchen will be open? 11 am until 4 am

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

How many employees will there be? 10

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: Small inline indoor speakers meant for BG 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? \_\_\_\_\_  
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) \_\_\_\_\_

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: All licenses attached unto this application

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

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

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 Artichoke Basille's Pizza

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? 9

How many On-Premise (OP) liquor licenses are within 500 feet? 19

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 operate a full-service restaurant, specifically a (type of restaurant) pizza restaurant  
\_\_\_\_\_, with a kitchen open and serving food during all hours of operation OR  I have less than full-service kitchen but will serve food all hours of operation.
2.  I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
3.  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 \_\_\_\_\_.
4.  I will play ambient recorded background music only.
5.  I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7.  I will not participate in pub crawls or have party buses come to my establishment.
8.  I will not have a happy hour or drink specials with or without time restrictions OR  I will have happy hour and it will end by \_\_\_\_\_.
9.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10.  Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

## Licenses Owned by the Principals of LTS East, LLC

Business/Corporate Name	SLA License Number	License Class	Address of Premises
West 17th Street Italian Restaurant LLC	1257499	OP	457 West 17th Street, New York, NY 10011
Artichoke Macdougal LLC	1251476	EB	111 Macdougal Street, New York, NY 10012
Artichoke Park Slope LLC	1290037	RW	59 5th Avenue, Brooklyn, New York 11217
Artichoke Bushwick LLC	1298996	OP	18 Wyckoff Avenue, Brooklyn, New York 11237
Artichoke Bay Ridge LLC	1299574	EB	9102 4th Avenue, Brooklyn, New York 11209
Stanton Restaurant Associates LLC	1283901	TW	22-56 31st Street, Astoria, New York 11102
	1316278	OP Approved, Pending Processing	

## Traffic and Crowds Plan

As we intend to operate a restaurant with a small neighborhood, trattoria-style bar – traffic and pedestrian crowds are not expected. That being said, we have a multi-tiered plan if congestion were to become an issue.

- 1) If congestion were to occur, either vehicular or pedestrian – we intend to have an employee who would have a dedicated role of mitigating traffic flow and preventing loitering.
- 2) If congestion were to become unmanageable from an employee alone, we will hire an independent, licensed and bonded security company to manage traffic flow and prevent loitering.
- 3) We intend to work in collaboration with and in routine contact with the 9<sup>th</sup> Precinct to understand how we can better improve the flow of vehicles and pedestrians.

## **Noise Mitigation Plan**

We intend to play recorded music well below legally permissible limits set forth by the ECB. The music we intend to play is background music for the enjoyment of diners. The speakers we have installed are inline and have limited performance capabilities.

Nevertheless, should noise become an issue, we intend to instruct our Managers to routinely check the noise levels of the establishment, both inside and out, to ensure the comfort level for both the patrons inside as well as for our neighbors. We intend to keep all doors closed after 10pm to prevent noise from escaping out to the street.

**ATTENTION RESIDENTS & NEIGHBORS**

LTS EAST LLC / DBA TBD / 646-419-8461  
Company/DBA Name and Contact Number for Questions

Plans to open a  
 RESTAURANT WITH SMALL BAR / SIDEWALK CAFE  
(Please choose Bar/Restaurant/Club and indicate if there will be a Sidewalk Cafe or Backyard Garden)

at the following location  
 160 2ND AVENUE  
Building Number and Street Name (Address)


This establishment is seeking a license to serve  
 BEER, WINE AND LIQUOR  
Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on  
 Monday, September 16, 2019 at 6:30pm  
 Perseverance House Community Room  
 535 East 5th Street (btwn Aves A & B)  
Date/Time/Location

LTS EAST LLC @ GMAIL.COM  
Applicant Contact Information

At COMMUNITY BOARD 3  
 SLA & DCA Licensing Committee Meeting  
 info@cb3manhattan.org - www.cb3manhattan.org

**NEW YORK POST** Page Six  
 TUESDAY, SEPTEMBER 10, 2019 / Edition: City Final / \$2.00



Fire engulfs a dining room last night just 25 yards from the off-Santa Cruz Island crew members plus 33 diners and a sixth crew member were on deck. "I heard before the boat sank," the captain said the Coast Guard.

**DEATH TRAP**  
 34 feared lost as Calif. boat fire leaves them no way out  
 SEE PAGES 4 & 5

**HURRICANE DORIAN NOW A KILLER** PAGES 8 & 9



**ATTENTION RESIDENTS  
& NEIGHBORS**

LTS EAST, LLC / DBA TBD / 646-419-8461  
Company/DBA Name and Contact Number for Questions

Plans to open a:

RESTAURANT WITH SMALL BAR / SIDEWALK CAFE  
(Please check) Bar / Restaurant, Club and indicate if there will be a Sidewalk Cafe or Backyard Garden

at the following location

160 2ND AVENUE  
Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER, WINE AND LIQUOR  
Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, September 16, 2019 at 6:30pm  
Perseverance House Community Room  
535 East 5th Street (btwn Aves A & B)

LTS EAST LLC @ G.MAIL.COM  
Approval Contact Information

AL COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
info@cb3manhattan.org - www.cb3manhattan.org



**NEW YORK POST**

TUESDAY, SEPTEMBER 3, 2019 / 5 a.m., 84° / Weather: P. 10 \* LATE CITY FINAL nypost.com



**DEATH TRAP**

34 feared lost as Calif. boat fire leaves them no way out

**HURRICANE DORIAN NOW A KILLER**

Fire engulfs a diving tour boat just 20 yards from shore off Santa Cruz Island yesterday. Fire crew members rescued — but a death plus 53 passengers were trapped below deck. "There's no escape route," the captain told the Coast Guard.

NICOLETTA

**NEW YORK POST** Page Six  
2019 / Sunday, Sept. 15 / Number 10,350 / \$2.00



# DEATH TRAP

Boat  
sunk  
leaves  
them  
no way out

ared lost as Calif. boat  
leaves them no way out

SEE  
PAGES  
4 & 5

HURRICANE DORIAN NOW A KILLER PAGES 8 & 9



**NEW YORK POST** Page Six

2019 / Sunday, 01 / Weather P. 16 • LATE CITY FINAL • nypost.com \$2.00



# DEATH TRAP

Disappeared lost as Calif. boat leaves them no way out

SEE PAGES 4 & 5

**HURRICANE DORIAN NOW A KILLER** PAGES 8 & 9

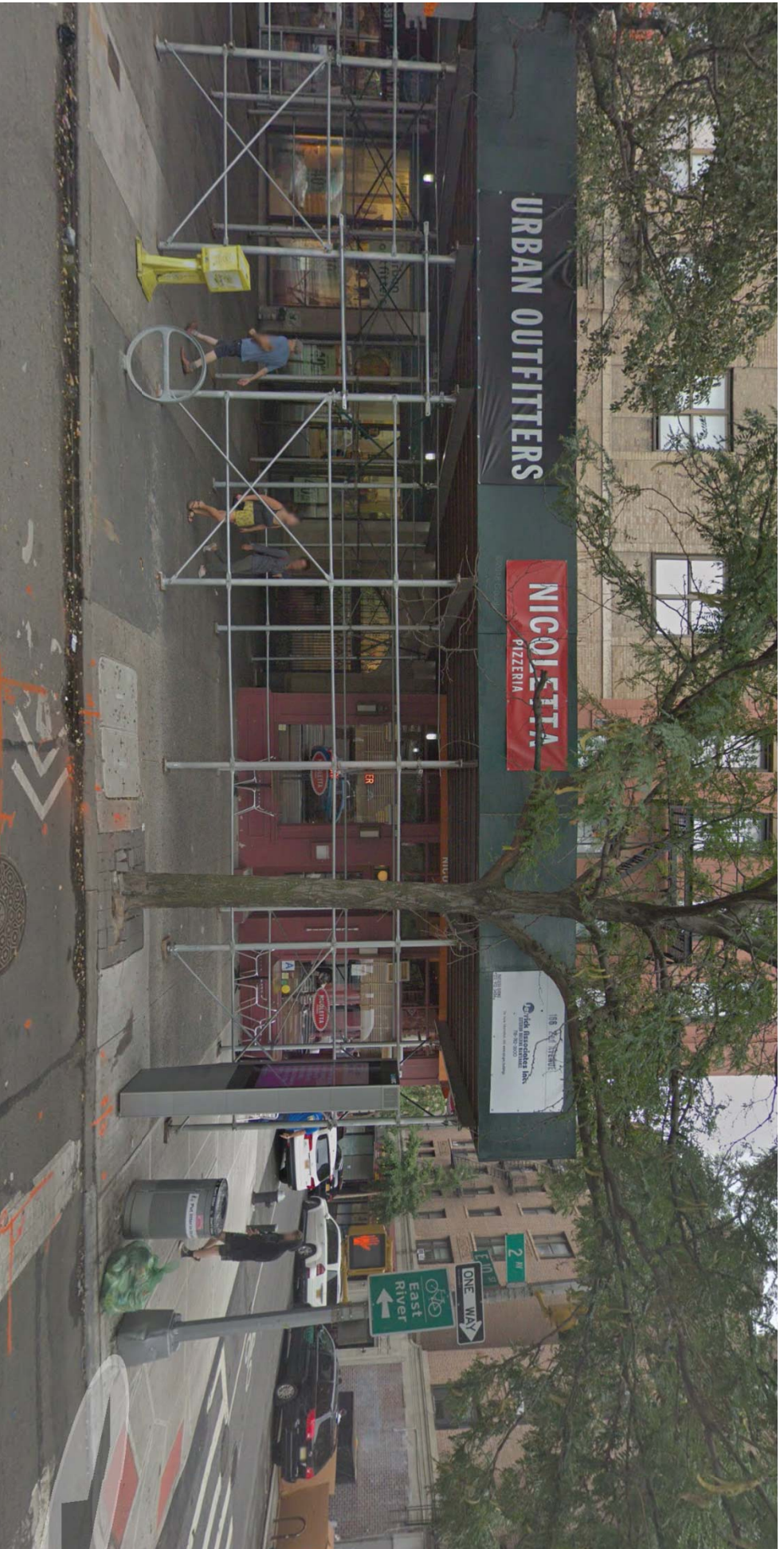
**TO-GO**

FOR LEASE BY OWNER

(917) 817-9494



10<sup>th</sup> Street Side of Storefront



2<sup>nd</sup> Avenue Side of Storefront

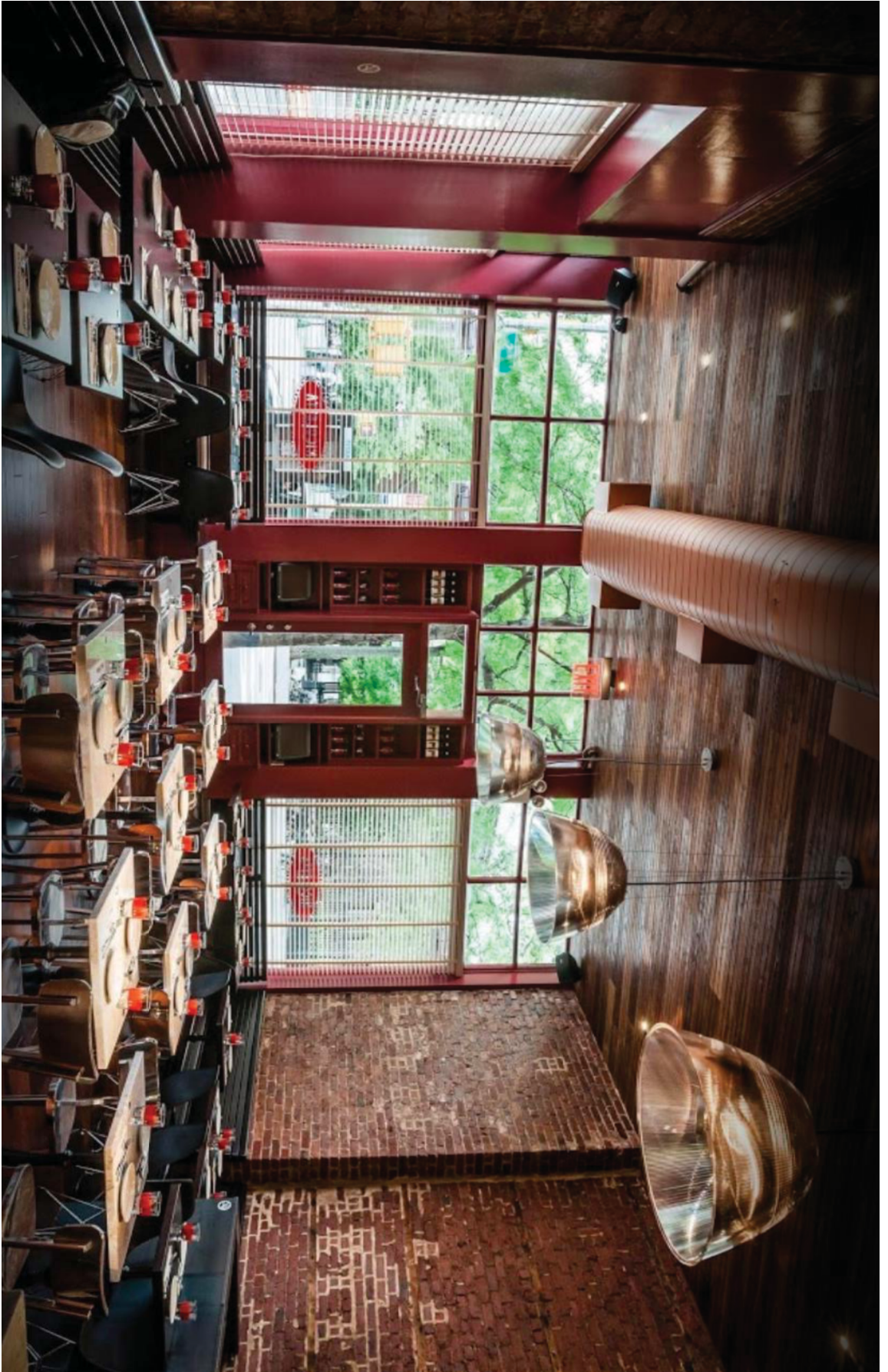


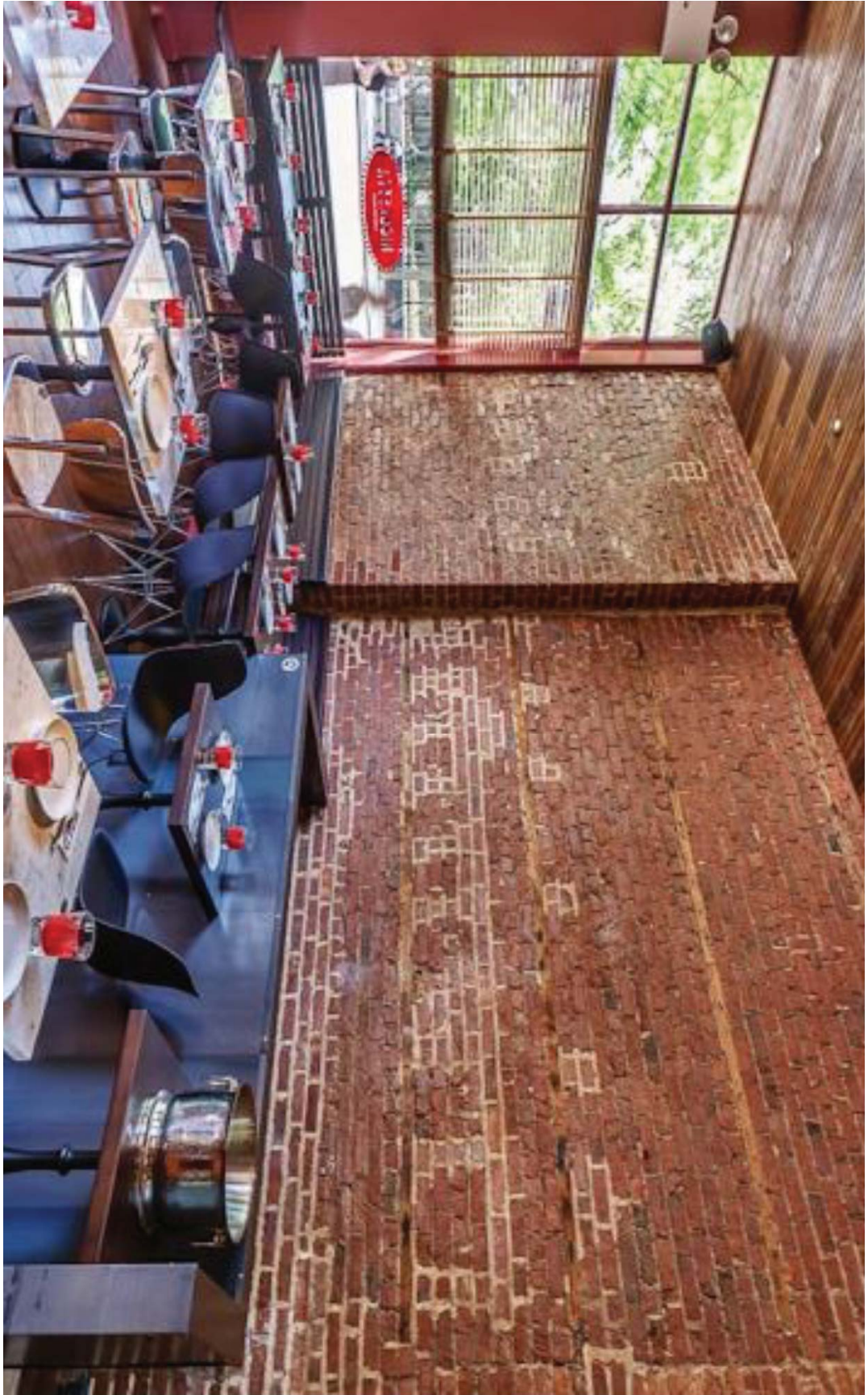












# LIONS & TIGERS & SQUARES

## DETROIT PIZZA

### APPETIZERS

Boxed Salad.....	\$15
Detroit Red Wings.....	6 pc \$8
	12 pc \$15
	18 pc \$20

### PIZZA

Classic Detroit Pizza.....	\$10
Mustard Detroit Pizza.....	\$15
Sausage & Onion Detroit Pizza.....	\$12
Black Olive Detroit Pizza.....	\$12
Pepperoni Detroit Pizza .....	\$12
Mushroom Detroit Pizza.....	\$12
Baby Meatball Detroit Pizza.....	\$12

### DRINKS

Coke <i>Fountain Soda</i> ....	\$2
Diet Coke <i>Fountain Soda</i> ...	\$2
Sprite <i>Fountain Soda</i> ....	\$2
Water....	\$2

[WWW.LIONSANDTIGERSANDSQUARES.COM](http://WWW.LIONSANDTIGERSANDSQUARES.COM)

# Proximity Report for Location:

September 3, 2019

160 2 Ave, New York, NY, 10003

\* 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
MIAT LIQUORS INC	166 2ND AVE	110 ft
SAKAYA INC	324 E 9TH STREET (WEST STORE)	340 ft
MRN LIQUOR INC	16 SAINT MARKS PL	785 ft
TASTE WINE LLC	50 3RD AVE	855 ft
EAST VILLAGE WINES & SPIRITS INC	138 1ST AVE	860 ft
CARMAD INC	224 226 1ST AVE	1160 ft
S & P LIQUOR & WINE CORP	89 2ND AVE	1250 ft

## Churches within 500 Feet

Name	Approx. Distance
Saint Mark's-in-the-Bowery Church	370 ft

## Schools within 500 Feet

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

Name	Address	Approx. Distance
E&Y HOSPITALITY LLC	157 2ND AVE	155 ft
155 SECOND AVE REST INC	155 2ND AVENUE	160 ft
HONEY RYDER LLC	147 149 2ND AVE	220 ft
MSB RESTAURANTS LLC	151 2ND AVE	225 ft
SOBAYA RESTAURANT INC	214 E 10TH ST	250 ft
149 SECOND AVE REST INC	149 2ND AVENUE	255 ft
LA MERIDIANA I LTD	176 2ND AVE	280 ft
JUDEX ENTERPRISES INC	178 2ND AVENUE	305 ft
CHURCH & LOUIS INC	180 2ND AVE	335 ft
A VENIERO INC	342 EAST 11TH STREET	340 ft
J & K RES ENTERPRISES INC	140 142 2ND AVENUE	345 ft
PEPRICO INC	182 2ND AVE	355 ft
ROBATAYA NY LLC	231 E 9TH ST	365 ft
TOKYO MAMA INC	240 E 9TH STREET	365 ft
CLOISTER EAST INC,THE	238 E 9TH STREET	385 ft
9TH STREET VENTURE LTD	232 E 9TH STREET	425 ft
TOKYO MAMA INC	230 E 9TH ST	455 ft

Name	Address	Approx. Distance
PJ RESTAURANT INC	302 E 12TH ST	455 ft
FT 245 CORP	245 EAST 11TH STREET AKA 175 S	490 ft
31 ORCHARD ST REALTY INC	301 E 12TH ST	510 ft
39 ST MARKS INC	41 ST MARKS PLACE	515 ft
TWO AND EIGHT GOURMET LTD	132 2ND AVENUE	525 ft
12TH ST ALE HOUSE LLC	192 2ND AVE	530 ft
E OCHI INC	218 E 9TH ST	540 ft
29 ST MARKS PLACE REST INC	29 ST MARKS PLACE	560 ft
M & Y CATERING INC	31 SAINT MARKS PL	560 ft
IMMIGRANT WINE BAR LLC, THE	341 E 9TH ST	570 ft
DUCKS EATERY EV LLC	351 E 12TH ST	575 ft
IMMIGRANT TAP ROOM INC	341 E 9TH ST	575 ft
MJD BAR VENTURES I LLC	197 2ND AVE	590 ft
211 AVE A RESTAURANT INC	197 2ND AVE	590 ft
HINOMARU INC	25 ST MARKS PLACE	595 ft
TSAMPA INC	212 E 9TH ST	600 ft
HASAKI RESTAURANT INC	210 E 9TH STREET	610 ft
BROTHERS KHYBER PASS CORP	34 SAINT MARKS PL	620 ft
LOCO 124 INC	124A 2ND AVE	640 ft
MANNAGGIA INC	163 1ST AVE	645 ft
JCDC LLC	163 1ST AVENUE	645 ft
EAST VILLAGE HOSPITALITY LLC	242 E 10TH ST	655 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	19-23 SAINT MARKS PLACE	655 ft
LOVE PICIN INC	153 1ST AVENUE	670 ft
SHARAKU INC	14 STUYVESANT ST	685 ft
DAIMYO GROUP LLC	207 2ND AVENUE	715 ft
MARCO'S 88 INC	15 ST MARKS PL	720 ft
AUANTHAI INC	7 ST MARKS PLACE	725 ft
75 ST MARKS PLACE LLC	75 ST MARKS PL	725 ft
BARMAR LLC	77 ST MARKS PLACE	745 ft
HOURGLASS HOLDINGS INC	9 ST MARKS PL	745 ft

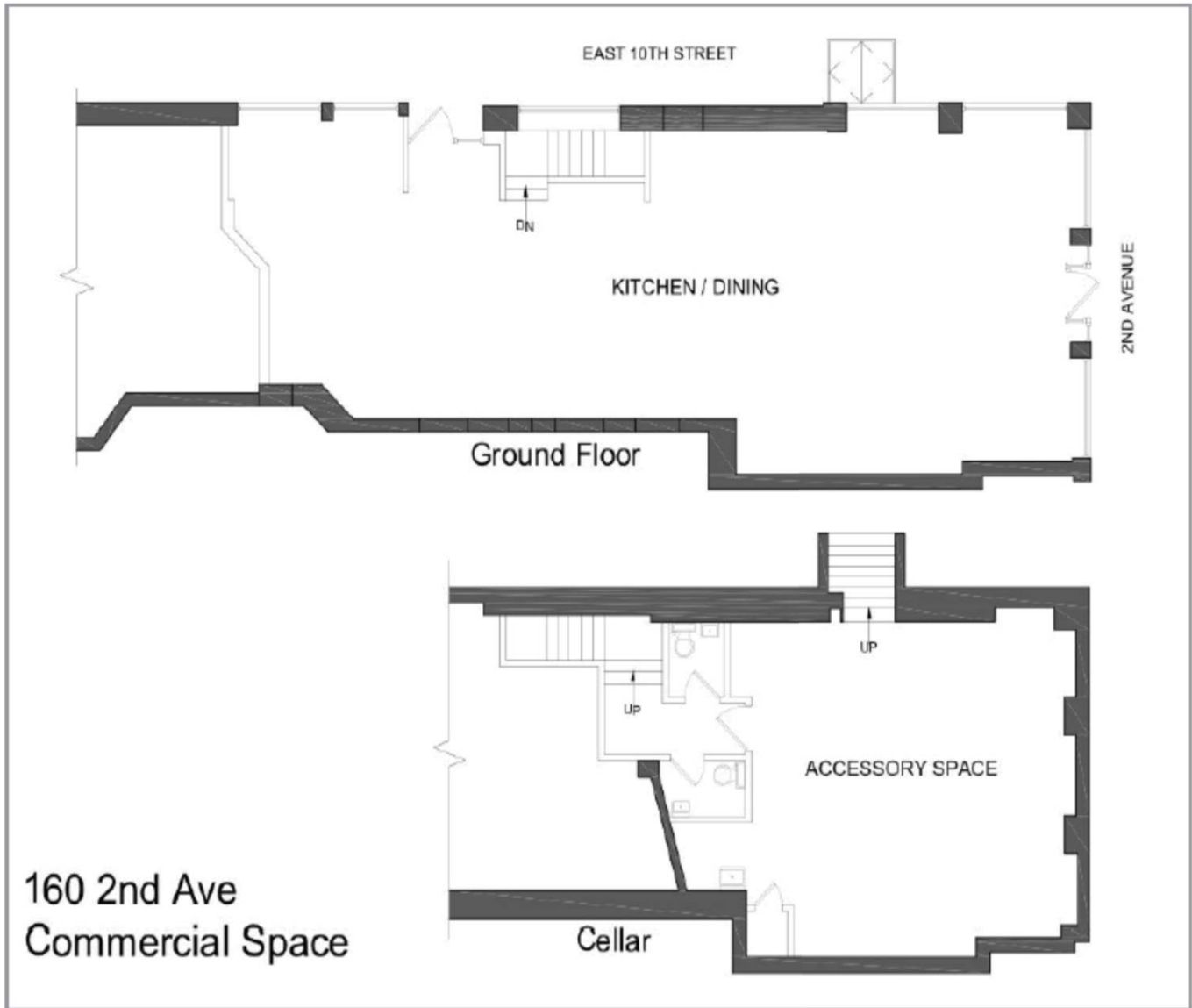
### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
UKI FREEDOM LLC	136 2ND AVE	440 ft
JHDHA INC	131 2ND AVE	595 ft
RAY'S INC I	201 2ND AVE	630 ft
ZHELI SHANGHAI INC	19 ST MARKS PL	640 ft
ZHELI SHANGHAI INC	19 ST MARKS PL	640 ft
KANSS GROUP INC	149 1ST AVE	680 ft
143 RESTAURANT CORP	143 1ST AVENUE	750 ft

### Unmapped licenses within zipcode of report location

Name	Address
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Name	Address
239 ENTERTAINMENT LLC	114 116 E 16TH ST





KITCHEN &  
PREP AREA

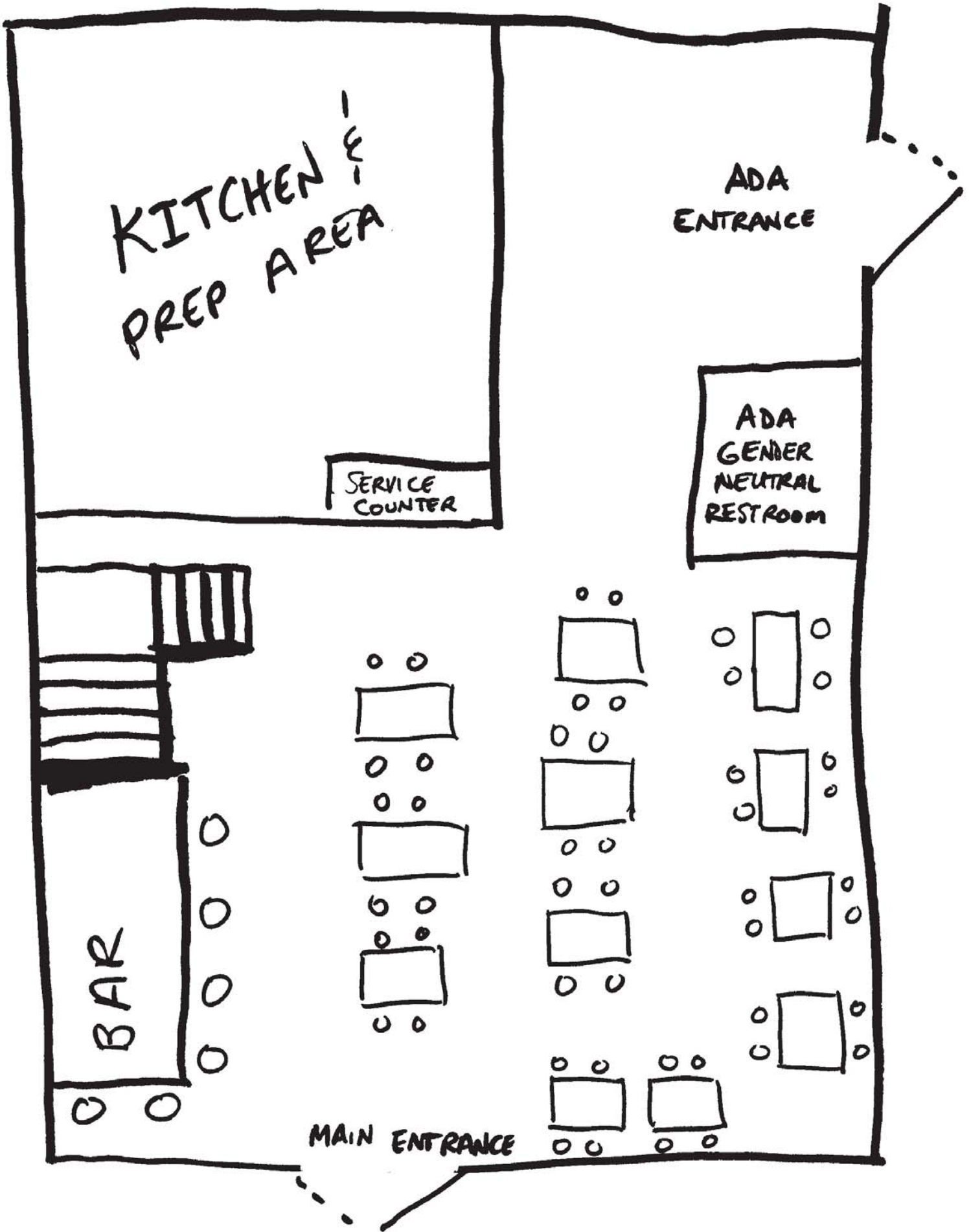
SERVICE  
COUNTER

ADA  
ENTRANCE

ADA  
GENDER  
NEUTRAL  
RESTROOM

BAR

MAIN ENTRANCE







### NY State Liquor Authority Mapping Project - LAMP

Help Contact Us About SCALE = 14,513

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