

DULCE RANGER LLC  
14A ORCHARD STREET  
NEW YORK, NY 10002

MANHATTAN COMMUNITY BOARD 3



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: 12/21/2020

**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: VACANT RETAIL

Corporation and trade name of current license: N/A VACANT RETAIL

**APPLICANT:**

Premise address: 14 A ORCHARD STREET NEW YORK, NY 10002

Cross streets: CANAL AND HESTER STREETS

Name of applicant and all principals: DULCE RANGER LLC: TOMMY MENDES, ALFRED AVILA MAURCIO GARRETT DEL MELO

Trade name (DBA): CARLOTTA

**PREMISE:**

Type of building and number of floors: MIXED USE, 6 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: \_\_\_\_\_

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): C6-2

**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) SUN-WED 10AM-12AM THURS-SAT 10AM-2AM, NO OUTDOOR SPACE

Number of tables? 9 Total number of seats? 44 (34 AT TABLES 10 AT BAR)

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): L SHAPED, FRONT OF PREMISE

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 SPANISH TAPAS MENU

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? MANAGER

How many employees will there be? 7-10

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

\*PLEASE NOTE THESE SLIDING WINDOWS ALREADY EXIST\*

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: SONOS-TYPE SPEAKERS

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.

\*PLEASE SEE ATTACHED

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: \*PLEASE SEE ATTACHED

Address: \*PLEASE SEE ATTACHED Community Board # MN3

Dates of operation: PLEASE SEE ATTACHED

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. PLEASE SEE ATTACHED RESUME

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business BAR BELLY, NEXT DOOR TO PROPOSED PREMISE

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.

### Public Query - Results

Found 1 matches for: *""MENDES, THOMAS""* in Principal Name  
Displaying records 1 - 1.

| Premises Name    | Address  | License Class | License Type | Expiration Date | License Status    |
|------------------|--|---------------|--------------|-----------------|-------------------|
| SWEET RANGER INC | 14B ORCHARD ST<br>CANAL & HESTER<br>NEW YORK, NY 10002 | 252           | OP           | 04/30/2022      | License is Active |

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### Public Query - Results

Found 1 matches for: *""AVILA, ALFRED""* in Principal Name  
Displaying records 1 - 1.

| Premises Name    | Address   | License Class | License Type | Expiration Date | License Status      |
|------------------|---|---------------|--------------|-----------------|---------------------|
| ZAMBA CARABA INC | 2608 96TH ST<br>EAST ELMHURST<br>QUEENS, NY 11369 | 341           | RW           |                 | License is Inactive |

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# Tom Mendes

85 Barrow Street  
212.464.8031  
tommy@barbellynyc.com

## EXPERIENCE

### **The Barbelly, New York—Owner**

August 2012-Current day

Involved in various task in the restaurant from the operations, bar maintenance, serving, and assisting in private events. All financial aspects of the business.

### **Tommy Mendes Photography**

2010-2017

Commercial photography

### **Plaza Too, New York—Owner**

1990-2009

All financial responsibilities including sales, web fulfillment, stock fulfillment, store displays and various tasks throughout the store.

current jobs anywhere from 6am to 8am. I'm competent and learn quickly and have been very committed to any job I have undertaken. Lastly my problem skill sets are very strong.

## FEDERICO AVILA

AVILAFEDE81@GMAIL.COM • 973.220.1472

### EXPERIENCE

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- 2017-2018 **Library of Distilled Spirits**  
80 E 13th street New York, NY  
Bar Manager/Creative Director
- Managed and trained entire bar & floor staff on operating procedures.
  - Curated vast cocktail menu (20 originals and 100 classics).
  - Facilitated weekly staff meetings & seminars to educate staff on over 1,200 spirits.
  - Conducted extensive research and development.
  - Organized bar and floor layout.
- 2015-2017 **Dead Rabbit Grocery and Grog**  
30 Water Street New York, NY  
Bartender
- Contributed to the success of events both, local and international.
  - Collaborated with team members to establish intricate new menus.
  - Effectively serviced extremely high-volume environment.
  - Provided consistent oversight of nightly closing reports/cash-out.
- 2016-2017 **Blacktail**  
22 Battery Place New York, NY  
Bartender
- Research and development for cocktail creation.
  - Crafted complex & innovative recipes for over 40 originals.
  - Provided consistent oversight of nightly closing reports/cash-out.
- 2014-2016 **Experimental Cocktail Club**  
191 Chrystie Street New York, NY  
Bartender
- Specialized in French cocktail techniques.
  - Produced high-volume service in an eclectic environment.
  - Implemented extra hygienic measures to ensure cleanliness of service area.

### AWARDS

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- The World's 50 Best Bars 2016- Dead Rabbit Grocery and Grog.

### KEY SKILLS & LANGUAGES

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- Native Fluency in Spanish and Portuguese.
- Proficient in Aloha, POS, Microsoft Word, and Excel.

### EDUCATION

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- 2009-2011 **Essex County College** Newark, NJ  
Associate Degree: Environmental Science
- 2015 **New York Food Protection Certificate** New York, NY

**LOCATION:**

How many licensed establishments are within 1 block? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 13

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.***

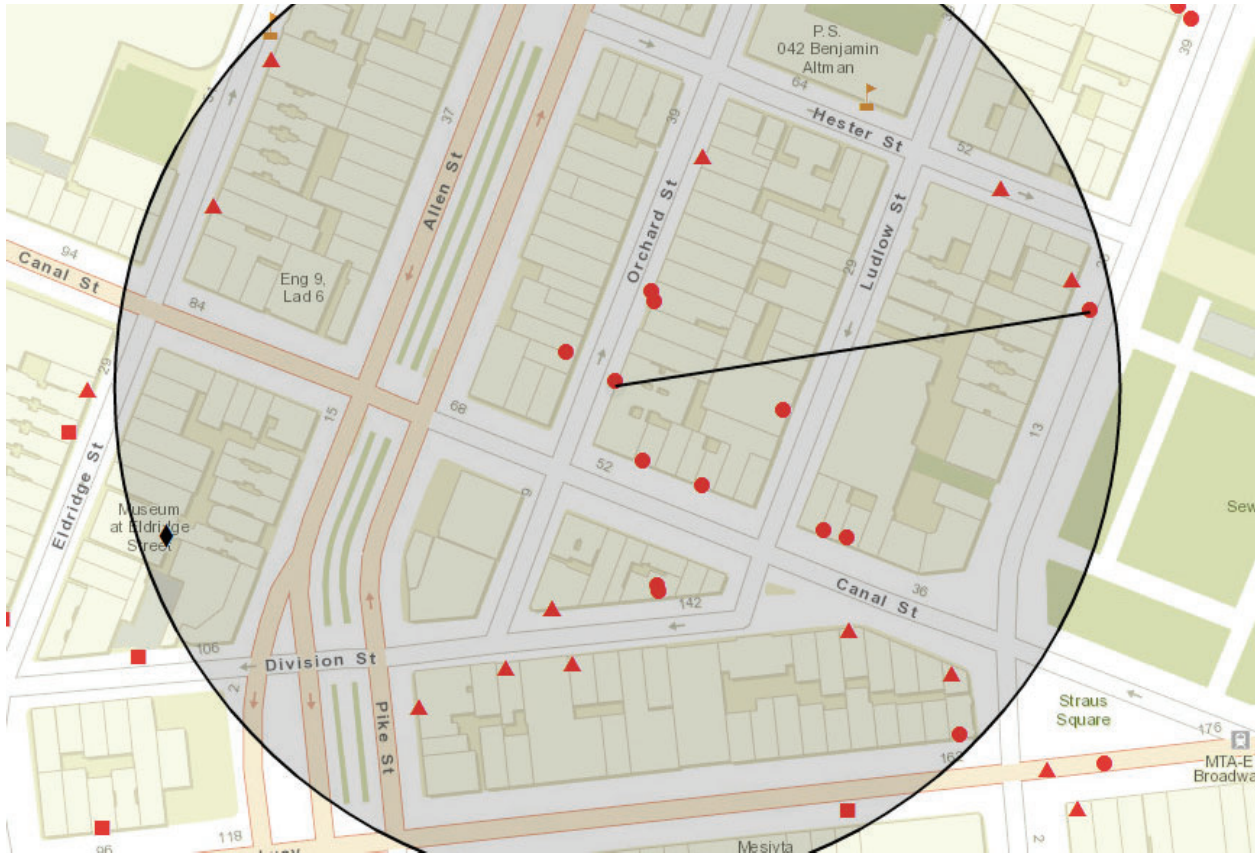
1.  I will operate a full-service restaurant, specifically a (type of restaurant) Spanish Tapas  
\_\_\_\_\_, with a kitchen open and serving food during all hours of operation OR  I have less than full-service kitchen but will serve food all hours of operation.
2.  I will close any front or rear façade 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 0 DJs / promoted events per 0,  more than 0 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 7pm.
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.



# NEIGHBORHOOD MAP



# 500 FEET MAP



RED CIRCLE = OP LICENSE  
RED TRIANGLE = RW/TW LICENSE  
RED SQUARE = EB LICENSE  
BLACK DIAMOND = CHURCH/PLACE OF  
WORSHIP

# Proximity Report for Location:

December 22, 2020

14 Orchard St, New York, NY, 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 |
|-------------------------|-----------------|------------------|
| YEE FUNG CORP           | 135 DIVISION ST | 290 ft           |
| DELANCEY WINE INC       | 35 ESSEX ST     | 655 ft           |
| SEWARD PARK LIQUORS INC | 53 LUDLOW ST    | 675 ft           |
| CAFE MERENDA LLC        | 83 HENRY ST     | 860 ft           |
| MADISON LIQUOR INC      | 195 MADISON ST  | 975 ft           |
| WORLD WINE GROUP INC    | 49 CHRYSTIE ST  | 1010 ft          |
| OCEAN WINE & SPIRIT INC | 273 GRAND ST    | 1015 ft          |

## Churches within 500 Feet

| Name                              | Approx. Distance |
|-----------------------------------|------------------|
| Congregation K'hal Adath Jeshurun | 485 ft           |

## Schools within 500 Feet

| Name                         | Address      | Approx. Distance |
|------------------------------|--------------|------------------|
| PS 42 BENJAMIN ALTMAN SCHOOL | 71 HESTER ST | 395 ft           |

## On-Premise Licenses within 750 Feet

| Name                  | Address                 | Approx. Distance |
|-----------------------|-------------------------|------------------|
| SWEET RANGER INC      | 14B ORCHARD ST          | 10 ft            |
| SILKSTONEONE LLC      | 17 ORCHARD STREET       | 65 ft            |
| DIMES BIG TIME LLC    | 49 CANAL ST             | 80 ft            |
| SCARR PIZZA LLC       | 22A ORCHARD ST          | 100 ft           |
| FUNG TU LLC           | 22 ORCHARD ST           | 105 ft           |
| KINGS PALACE NYC LLC  | 43 CANAL ST             | 135 ft           |
| METROGRAPH LLC        | 7 LUDLOW ST             | 175 ft           |
| BACARO NYC INC        | 136 138 DIVISION STREET | 205 ft           |
| PLAN A GROUP LLC      | 138 DIVISION ST         | 215 ft           |
| ZVAH INC              | 37 CANAL STREET         | 260 ft           |
| 35 CANAL CAFE LLC     | 35 CANAL STREET         | 285 ft           |
| OTFOTEOC LTD          | 21 ESSEX ST             | 495 ft           |
| RAISE HOSPITALITY LLC | 162 E BROADWAY          | 500 ft           |
| CAFE 169 INC          | 169 E BROADWAY          | 630 ft           |
| EDMANHUSTLE LLC       | 39 ESSEX ST             | 700 ft           |
| OLD MAN HUSTLE LLC    | 39 ESSEX ST             | 705 ft           |

| Name                       | Address     | Approx. Distance |
|----------------------------|-------------|------------------|
| RABBIT BOX HOSPITALITY LLC | 41 ESSEX ST | 720 ft           |

### Pending Licenses within 750 Feet

| Name                                    | Address            | Approx. Distance |
|---|--------------------|------------------|
| SWAT PRODUCTION INC                     | 59 CANAL ST 2ND FL | 110 ft           |
| ORCHARD STREET RESTAURANT MANGEMENT LLC | 9 ORCHARD ST       | 165 ft           |
| ORCHARD STREET HOTEL MANAGEMENT LLC     | 9 ORCHARD ST       | 165 ft           |
| GO4LAUGH GROUP INC                      | 27 ALLEN ST        | 310 ft           |
| SONG BO YUAN INC                        | 36 ELDRIDGE ST     | 450 ft           |
| ESSEX CAFE GROUP LLC                    | 21 ESSEX ST        | 510 ft           |

### Unmapped licenses within zipcode of report location

| Name                           | Address              |
|--------------------------------|----------------------|
| TASTE COLLECTION LLC           | 81 83 RIVINGTON ST   |
| SUNDAY TO SUNDAY CAFE INC      | 253 257 BROOME ST    |
| JIBLI'S FOODIES LLC            | 175 177 E HOUSTON ST |
| MAESTRO COFFEE ROASTER LLC     | 19 21 CLINTON ST     |
| TAKUMI JAPANESE CUISINE II INC | 112 114 ELDRIDGE ST  |

# BLOCK PLOT DIAGRAM

## ADDRESS: 14A ORCHARD ST

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| Bar                                 | Art Gallery                       |
| Gift Shop                           | Library Benjamin Altman           |
| <b>HESTER STREET</b>                |                                   |
|                                     | Residence                         |
|                                     | Residence                         |
|                                     | Residence                         |
| Sam's Fried Ice Cream               | Residence                         |
| Residence                           | Closed - Art Gallery              |
| Food shop                           | Residence                         |
| Residence                           | Residence                         |
| Residence                           | Residence                         |
| Shop - T-Shirt Express              | Residence                         |
| Restaurant - Regina's               | Bar - Boys don't cry              |
| Hair Salon                          | Restaurant - Scarr's Pizza        |
| Residence                           | Shop - M Katz & Sons Furniture    |
| Residence                           | Residence                         |
| Closed Restaurant - Fat Radish      | Bar - Bar Belly                   |
|                                     | <b>ORCHARD ST</b>                 |
| Shop - Pencil shop                  | <b>Proposed Premise - Carlota</b> |
| Shop - JFK Supplies                 | Shop - Coming Soon                |
| <b>CANAL STREET</b>                 |                                   |
| Hotel                               | Smoke Shop                        |
| (ie. Nail Salon, Church, Residence) | Kiki's                            |

## QUESOS Y EMBUTIDOS

### JAMÓN SERRANO

14

“Jamónes de Segovia” Serrano ham, aged 18 months

### JAMÓN IBÉRICO DE BELLOTA

32

Spain’s most prized ingredient: 1oz hand-carved, acorn-fed “Dehesa Cordobesa” Ibérico ham, aged for 30 monthst

### TABLA DE QUESOS

25

Manchego, Caña de Cabra, and aged Mahón, olives, pan con tomate, raisin walnut bread

### TABLA DE EMBUTIDOS

27

Jamón Serrano, Salchichón Ibérico, and Chorizo Ibérico, served with olives and pan con tomate

### TABLA DE QUESOS Y EMBUTIDOS

35

Manchego, Caña de Cabra, Jamón Serrano, Chorizo Ibérico, served with olives, pan con tomate, and raisin walnut bread

## VERDURAS

### ACEITUNAS

5

Selection of marinated olives from Spain

### PAN CON TOMATE

7

Grilled stirato bread rubbed with tomato, garlic and olive oil

### ENSALADA DE HINOJO

12 (Add: Shrimp 6, Roasted Chicken 6)

Fennel salad, Mahón cheese, apples, walnuts, citrus vinaigrette

### ENSALADA BERZA

14 (Add: Shrimp 6, Roasted Chicken 6)

Kale, avocado, grapefruit, pine nuts, raisins, dill, sherry dressing

### COLES DE BRUSELAS CON CHORIZO

13

Brussel sprouts, chorizo Palacios, lemon juice

### BONIATO CON MOJO VERDE

13

Crispy sweet potato, mojo verde, spicy yogurt, cilantro

## TORTILLA ESPAÑOLA

9

Traditional Spanish omelet of organic eggs, confit potatoes, Spanish onions

## ESCALIVADA

14 (Add Boquerones ~ 6)

Fire roasted eggplant, red pepper, onion, labneh yogurt, fresh herbs and olive oil, served with flatbread

## PATATAS BRAVAS

12

Crispy potatoes, salsa brava, pimentón, garlic allioli

# PESCADOS Y MARISCOS

## BOQUERONES

12

Pickled white anchovies, orange, olive oil, black pepper, house-made potato chips

## GAMBAS AL AJILLO

17

Shrimp, garlic, brandy, lobster reduction, and Guindilla pepper in olive oil

## PULPO A LA PLANCHA

19

Grilled octopus, fennel, smoked pimentón, Picual olive oil mashed potatoes

# CARNE

## DÁTILES CON BEICON

9

Dates stuffed with almonds and Valdeón blue cheese, wrapped in bacon

## CROQUETAS CREMOSAS

13

Creamy croquettes; three each of mushroom and Serrano ham

## PINTXOS MORUNOS

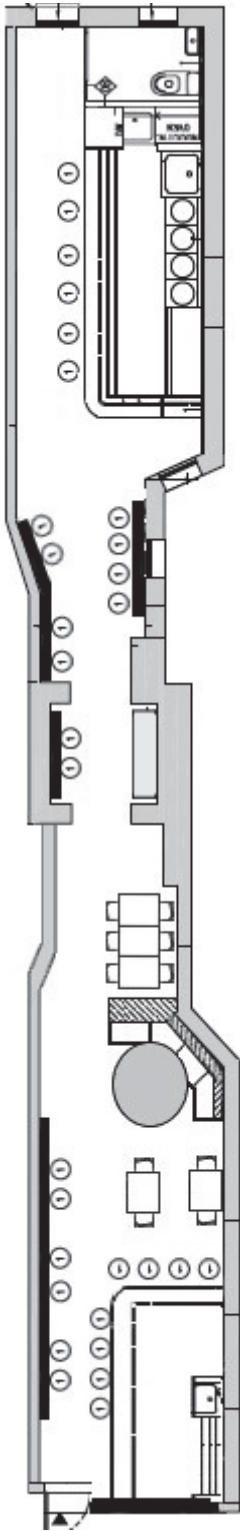
14

Seared Colorado lamb skewers, pickled shallots, salsa verde

## ALBÓNDIGAS

16

Colorado lamb meatballs, tomato sauce, sheep's milk cheese, basil









To: Jake Trissler <jake.trissler@helbraunlevey.com>

